

*Viera East Community  
Development District*

*Agenda*

*January 22, 2020*

# AGENDA

# *Viera East*

## *Community Development District*

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

January 15, 2020

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, January 22, 2020 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 December 19, 2019 Meeting
4. Consideration of Proposal for Bulkhead Repair
5. Staff Reports
  - A. General Manager's Report
  - B. Attorney
6. Treasurer's Report – Consideration of Financial Statements
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
7. Supervisor's Requests
8. Recess Board of Supervisors Meeting
  - Attorney-Client Session #1*
    - A. Roll Call
    - B. Attorney-Client Session
    - C. Adjournment
  - Attorney-Client Session #2*
    - A. Roll Call
    - B. Attorney-Client Session
    - C. Adjournment
9. Reconvene Board of Supervisors Meeting
10. 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 December 19, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of proposal for bulkhead repair. A copy of the proposal will be provided separately.

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 tenth order of business recesses the Board of Supervisors meeting to begin the shade sessions.

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, December 19, 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

Also present were:

Jason Showe	District Manager
Brett Renton ( <i>via phone</i> )	District Counsel
Tim Melloh	General Manager
Jim McSeveney	Resident
Tony Volpe	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McCarthy called the meeting to order at 2:00 p.m. All Supervisors were present with the exception of Ms. Thomsen.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. McCarthy: Would anyone like to speak?

Jim McSeveney, Herons Landing: Yes.

Mr. McCarthy: We will give you three minutes and 30 seconds to speak.

Mr. McSeveney: I had the opportunity to play golf the other day and mistakenly hit a number of balls near the bulkheads. What concerned me more was the little sign that says, "*No Step.*" The people that were with me, took that to mean nothing. There should be bigger signage or some way to block this area off if there is a danger. They took it as it was no big deal. There are some places, where if you step on it, you can wind up in the water, so I'm just asking you to put more signage saying, "*Danger*" or something that blocks off those bulkheads.

Because if that's what people think and someone falls and gets hurt, it's a public safety and liability issue for the Board/CDD, so I ask you to consider it. There are balls out there and they are going to go get those balls no matter what it takes. They look at that sign and think it's nothing, so I'm just asking you to consider putting more signs out there to keep people away from the bulkheads.

Mr. Melloh: For the Board's information, the signs are every 10 feet on the bulkheads. We can't put barb wire fence around it or chicken wire. It will disrupt play. We thought by now that this bond was going through and we would be working on those things right now, meaning the bulkheads. I don't know what else we can do.

Mr. McSeveney: I understand that, but the signs are very small. There are not just steps. There are spots on the bulkhead that are missing that you can put your feet through, even if you are not going to step on it. Some people just put their foot on it. They don't consider it stepping. I would say put up bigger signage or you will be liable. I will just leave it at that. If you want to leave the sign where it is, that's up to you.

Mr. Oakley: I would like to let Jim know that there are several areas in the bulkhead area that have been repaired by our crew. I think five or six were fixed in different areas. We are trying to maintain them as well as can be expected. As soon as we find a problem, we get out there. We actually staked certain areas off in an area where there has been a problem before we fixed it. So we are cognizant of the fact that things are happening out there.

Mr. McCarthy: Thank you for your comments, Jim.

Tony Volpe, IRCC: I wanted to bring up a few things from the last meeting. A few gentlemen from outside of the community that were proponents of the bond and the tasks associated with it, came forward. I'm not saying that their statements were wrong, but to qualify those areas for their positive outcome, you need to give a more detailed comparison of the two communities; this community versus Baytree. They just made general statements. General statements don't work when you make big decisions like this. So I think it's important to note that. It was nice of them to come forward, but they had no detailed comparisons. So I don't value anything that they said other than the fact that they had good experience. I also wanted to speak about the dog park. I did some research and there are some basic park designs out there. We don't have one, but it will cost \$5,000 to \$15,000 to build a fence and then another \$5,000 depending on what would be in it, such as an apparatus for exercising, clean up bags, etc. Some

of the important points that I wanted to bring up is one rule should be applied to the park. These are things that will have to be associated with it or without it opening. How will the boggy area be cleaned up? Some people are not courteous enough to clean that area up. So, in addition, what are the operating costs associated with this after its built? What is it going to take to get a budget to take care of this? Lastly, what are the liabilities associated with that, if one dog mauls another.

Mr. McCarthy: Thirty seconds.

Mr. Volpe: So I'm willing to share this with you, but it's just a sample. This one is a nice sample because it separates big dogs from small dogs, which helped with liabilities. Anyway, I wanted to share those with the Board. You are welcome to have this, if you would like.

Mr. Melloh: With all of the projects that we have on the list, nothing has cleared the design phase. It's just a conceptual idea right now with the dog park and the picnic pavilion. We had an architect come up with conceptual designs so people could see what we were talking about. When you get down into it, one of the first things that we will talk to our insurance people about is what liabilities we have, but we can't get to that staged until we get ready to design it and get close to constructing it. So you bring up a very good point, but those are things that we will basically do, even though many people in the CDD think that these things have already been bid out. I'm not saying that you do, but a lot of people do. In this case, we just have a conceptual design. It is a conceptual design with a pretty good estimate, but we can certainly do different things once we get into the actual design.

Mr. McCarthy: Thank you for your comments, Tony. I would encourage residents to make an appointment with Tim if they want to sit down and have a lengthy conversation about anything that is going on in the CDD.

Mr. Oakley: I would just like to let you know that Tim and I probably met two or three times at the clubhouse to have general discussions on the dog park. We met yesterday and I came up with a design, gave it to him and we talked about it. So the concept and rough estimate of the price are there, but nothing has been decided.

### **THIRD ORDER OF BUSINESS**

### **Approval of Minutes of the November 21, 2019 Meeting**

Mr. Showe: We received a correction to the minutes on Page 13.

On MOTION by Mr. Oakley seconded by Ms. Walsh with all in favor the minutes of the November 19, 2019 meeting were approved, as amended.

Mr. McCarthy: At this point, we are going to deviate from the agenda.

- **Attorney (Item 4B)**

Mr. Showe: Brett is on the phone to handle two items that we have before the Board today.

- i. Consideration of Engagement Letter with Shutts & Bowen, LLP Regarding Pending Litigation**

Mr. Showe: It is similar in form to the first agreement and we just need formal approval. Brett, is there anything else that you need the Board to do on that?

Mr. Renton: No. You already told us in the interim to begin representation and we need the Board's approval at this meeting to just formalize it.

On MOTION by Mr. Bedwell seconded by Ms. Walsh with all in favor the Engagement Letter with Shutts & Bowen LLP to handle the OSM-1 litigation was approved.

- ii. Approval of Shade Sessions**

Mr. Showe: We are looking the Board to approve two shade sessions on January 8<sup>th</sup> at 3:00 p.m. We set it at 3:00 p.m., so you can have your workshop at 2:00 p.m. and the regular Board meeting at 3:00 p.m.

Mr. Renton: The Florida Statute, Section 286.011 allows the Board to meet with Counsel to consider or discuss any settlement negotiations or strategies in connection with the pending litigation. You have two cases. The first one is "*Robert Dale and All, versus the Viera East CDD, Case #2019CA041770.*" We would request a shade /attorney-client session so we can talk about that particular case. We would expect that to last about 30 minutes. The second attorney-client session is regarding this new litigation. Again, we would discuss some negotiation and strategy for "*OSM 1 LLC versus the Viera East CDD, Case #05-2019CA057538.*" We would expect that one to last approximately 45 minutes. So we are making this request at a public

meeting and the Board is able to vote and schedule that at its prerogative in the future. I believe Jason scheduled the shade session for January 8<sup>th</sup> at 3:00 p.m.

Mr. Showe: Correct.

Mr. McCarthy: Brett, what is the second shade session for?

Mr. Renton: Each shade session has to be limited to a particular litigation in a period. The Robert Dale lawsuit would be the first one and the OSM 1 LLC lawsuit would be the second one. Unfortunately, we can't talk about both, even though they are somewhat related in a particular session, so we are going to have the regular scheduled meeting and go into a shade session to talk about the lawsuit. We have our hearing of the motion for summary judgement the day before, so I have a feeling we will be talking about what happens at that hearing if the judge rules, etc. and where we go from there. So now we anticipate we will have a discussion, close that shade session and go back on the record. You can take any action that you need. Then we would go into the shade session where we would talk just about the OSM 1 LLC lawsuit, where we are at with that and what's happening. We will then close the shade session and then go back to the public record and take any action.

Mr. McCarthy: Alright, Brett, thank you. We appreciate that.

Mr. Oakley: Brett, was there any luck moving the second lawsuit?

Ms. Showe: That's probably not something we should discuss in a public meeting, but I can discuss it with you afterwards.

Mr. Oakley: Okay, good.

Mr. Renton: I'm happy to talk to you individually about that. Let's have that discussion after the meeting, unless you prefer to discuss it now.

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

Mr. Showe: So we need a motion to approve the shade sessions as directed by counsel.

On MOTION by Mr. Oakley seconded by Ms. Walsh with all in favor scheduling two Attorney-Client Sessions for January 8, 2020 at 3:00 p.m. at this location was approved.
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Mr. McCarthy: Thank you, Brett. We appreciate it.

Mr. Renton: I just wanted to wish you a very happy holiday. If you have any questions, please reach out to either Jack or me.

Mr. Oakley: Happy Holidays.

*Mr. Renton left the meeting.*

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

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

Mr. Melloh: I don't have a lot to discuss because we met last week, but since then, we had two fires in Woodside Park restrooms. One was last Friday, and I received a call from Jason. I met the Fire Marshals down there and they were doing an investigation. They were waiting for someone from the State. From what I understand today, they were having somebody from the FBI to come out and take a look at it, because this has been going on in the community quite a bit. They tried to burn down Suntree's restroom. There are plenty of restrooms in the area. Most of the time, they set a fire in a trash can and it burns out the paper towel dispenser. Anyway, we have that going on. You have the Rounds and Revenue Report.

Mr. McCarthy: What time do we lock the restrooms?

Mr. Melloh: They lock them about sunset.

Mr. McCarthy: Okay, so this is basically happening during the day then.

Mr. Melloh: Yes. The first one I know happened during the day.

Mr. McCarthy: That's incredibly foolish.

Mr. Melloh: But there are not a lot of people down there, so it wouldn't be hard for these guys to do whatever they do. When we finally get our bond money and we renovate that area down there, we may elect to put a camera or two down there. Of course that could be expensive because it has to be Wi-Fi that sends a signal back to the clubhouse.

Mr. McCarthy: Did the Fire Marshall give you any indication if they were children, teenagers or just someone trying to burn a building down? Was any alcohol present?

Mr. Melloh: He didn't say one way or the other who they might be. They were looking for a silver Jetta.

Mr. McCarthy: You would think if someone had a car, they would have enough common sense to go to the bathroom in McDonalds. That's hard to understand.

Ms. Walsh: I go to Woodside Park every day and I will keep an eye out to see if I can get a license tag.

Mr. Showe: The police called our Field Manager, Alan at about 6:00 p.m. on Friday and we immediately contacted Tim. I guess the police were already here and they wanted somebody to lock it up when they were done.

Mr. McCarthy: Thank you.

Mr. Melloh: I hope that doesn't happen again. Regarding our rounds and revenue for the first 18 days of December, we were closed four days due to weather. Some days were very slow because of the cold and wind. When you have 62-degree weather with the wind blowing 17 miles-per-hour (mph), it's not pleasant for folks. So anyway, we talked many times here and there's nothing we can do about the weather, but we can understand that it has an impact on our ability and our potential. So if we have the same weather as last year, we probably hit budget. Does anyone have any questions?

Mr. Bedwell: Divots had a leak in the ceiling. Is someone coming to fix that?

Mr. Melloh: It was fixed.

Mr. Bedwell: I walked in there that morning and water was all over the carpet

Mr. Melloh: When you see pictures of the roof, it's a mess.

Mr. McCarthy: Do you remember how long ago that roof was put on there?

Ms. Walsh: It has to be eight or nine years.

Mr. Showe: I was going to say 2010.

Ms. Walsh: They didn't shingle. I don't think anything was replaced at that time.

Mr. McCarthy: Okay. It's not that old. Only 10 years old.

Mr. Showe: We will look at the contract.

Mr. McCarthy: I was just curious.

Ms. Walsh: If the facia wasn't addressed, then you have dry rot.

Mr. Bedwell: We put a lot of insulation up there. Is that all molded now?

Mr. Melloh: We blew insulation up there, but not in that particular corner.

Mr. Oakley: Terry said a lot of it fell down on them when they took the tile out.

Mr. Melloh: Hopefully we don't get any more leaks because you don't want a musty mildew building.

Mr. Bedwell: I couldn't figure out what was unique about this rain except the rain was blowing. It must have been from the right direction. We had a lot of rain.

Mr. Melloh: The thing about this rain was it was a driving rain.



Mr. Oakley: It went sideways.

Mr. Melloh: It lasted for a long time.

Ms. Walsh: You said we got 2 inches that night.

Mr. Melloh: Yes, 2 inches that night and 4 inches on Saturday. So we are already up to 8.9 inches.

Mr. Bedwell: But they think they fixed it because rain is forecasted for Saturday and Sunday.

Mr. Melloh: They said they did.

Mr. Bedwell: Okay.

Mr. Melloh: If no one has any questions, that is the end of my report.

**B. Attorney**

**i. Consideration of Engagement Letter with Shutts & Bowen, LLP  
Regarding Pending Litigation**

**ii. Approval of Shade Sessions**

These items were discussed.

**FIFTH ORDER OF BUSINESS**

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

**A. Approval of Check Register**

On MOTION by Ms. Walsh seconded by Mr. Bedwell with all in favor Checks #3780 through #3800 from the General Fund in the amount of \$1,167,160.99 were approved.

Mr. Showe: I know that sounds like a huge number, but \$1.1 million of it is for the assessment contributions that come in from your taxes.

Mr. Bedwell: Then you have to write a check.

Mr. Showe: I wanted to let everyone know that we are not writing \$1 million checks. It's a check to ourselves, essentially.

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor Checks #69 through #71 from the Capital Reserve Fund in the amount of \$95,923.03 were approved.

On MOTION by Ms. Walsh seconded by Mr. Bedwell with all in favor Checks #27287 through #27362 from the Golf Course Fund in the amount of \$87,189.96 were approved as amended.

**B. Balance Sheet and Income Statement**

No action was required by the Board.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. McCarthy: Bill?

Mr. Oakley: Yes. Jason, you were going to check with the Engineer on the bulkhead repair. He was going to get some contacts.

Mr. Showe: I'm waiting for a scope for him to do the design work.

Mr. Oakley: So that's in process.

Mr. Showe: Yes.

Mr. Oakley: Tim, did the fan get installed in the fertilizer room?

Mr. Melloh: Yes. The fan was installed with major safety features. It cost \$3,700.

Mr. Oakley: At least we are safe now and we are not going to have a problem. The other item that you and I discussed was the entrance to the old IRCC warehouse. I know you sent certified letters and neither entity accepted them. Where are we on that?

Mr. Melloh: We talked about it. I just haven't had time to do that yet.

Mr. Oakley: Okay, because they are actually infringing on the preserve area and have taken it over as their own. They bulldozed or tore trees back in there. Pallets are sitting along the sidewalk to offer free grass. I think we need to address it. I think you jokingly said, "*Put a chain across*" and I said to pull our truck up in front of their entrance. I just think that needs to be addressed. They have done a beautiful job, but it keeps going back further.

Mr. Melloh: It's obvious that they did not want to receive and open certified mail.

Mr. Bedwell: That's all I had.

Mr. McCarthy: Jo?

Ms. Walsh: I have been talking with Ed briefly. Tonight we are going to get together at the party and look at a map. I discovered that the new eagle's nest in the scrub jay habitat is a

couple of years old and not on the Fish and Wildlife list. They handle all bald eagle nests all over the country and that nest is not represented. So we are working on that. That's all I had.

Mr. McCarthy: David?

Mr. Bedwell: We seem to be down on manpower for golf course maintenance. Are there plans to hire more people?

Mr. Melloh: Absolutely. This is not a critical time. We will get some more guys. Some people moved away.

Mr. McCarthy: Jo is having surgery tomorrow. We all wish her the best of luck with her hip replacement.

**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

*This item will be provided under  
separate cover*

## SECTION VI

# SECTION A

**Viera East**  
**Community Development District**  
Check Register Summary  
December 13, 2019 through January 15, 2020

<b>Fund</b>	<b>Date</b>	<b>Check #'s</b>	<b>Amount</b>
<i>General Fund</i>			
	12/18/19	3801-3803	\$ 732.26
	1/2/20	3804-3813	\$ 3,949.14
	1/8/20	3814-3816	\$ 578.53
Sub-Total			\$ 5,259.93
<i>Capital Reserve</i>			
Sub-Total			\$ -
<i>Golf Course</i>			
	12/18/19	27363-27377	\$ 28,272.70
	1/2/20	27378-27410	\$ 70,892.39
	1/8/20	27411-27427	\$ 9,613.87
Sub-Total			\$ 108,778.96
<b>Total</b>			<b>\$ 114,038.89</b>



AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/15/20 PAGE 1  
 \*\*\* CHECK DATES 12/13/2019 - 01/15/2020 \*\*\* VIERA EAST-GENERAL FUND  
 BANK A VIERA EAST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/20	00170	11/20/19 5100381	201911 340-53800-46000	SHOE, SCREW	V	20.07-	
				CHAMPIONS HONDA			20.07-003784
12/18/19	00076	12/12/19 11-14487	201912 340-53800-46000	TIRE SERVICES/SUPPLIES	*	470.52	
				BOULEVARD TIRE CENTER			470.52 003801
12/18/19	00182	12/12/19 22475	201912 340-53800-47900	TRASH HAULING	*	240.00	
				DANNY'S RECYCLING & HAULING, INC			240.00 003802
12/18/19	00210	12/10/19 12102019	201912 340-53800-47300	ELECTRIC BILL	*	21.74	
				FPL			21.74 003803
1/02/20	00034	12/31/19 74699112	201912 340-53800-47300	WATER & SEWER DEC	*	136.09	
				CITY OF COCOA			136.09 003805
1/02/20	00186	12/31/19 22547	201912 340-53800-47900	DUMP & HAUL	*	240.00	
				DANNY'S RECYCLING & HAULING, INC			240.00 003806
1/02/20	00195	12/19/19 8295405	201912 320-53800-34100	PEST CONTROL	*	328.08	
				ECOLAB PEST ELIMINATION DIV			328.08 003807
1/02/20	00198	12/21/19 10158715	201912 320-53800-41000	POLYCOM PHONE SYSTEM	*	289.05	
				GRAYBAR FINANCIAL SERVICES			289.05 003808
1/02/20	00194	12/16/19 SI2032	201912 340-53800-46000	ABA PTX 65 & CORE CHARGE	*	87.74	
				ROYAL BATTERY DISTRIBUTORS			87.74 003809
1/02/20	00043	1/02/20 12312019	201912 340-58100-10300	MAINT RESERVE DEC	*	309.88	
				STATE BOARD OF ADMINISTRATION			309.88 003810
1/02/20	00212	12/15/19 6789554	201912 340-53800-47400	RAIN BIRD PUMP SYSTEM	*	2,298.44	
				TIAA COMMERCIAL FINANCE, INC.			2,298.44 003811
1/02/20	00188	12/03/19 91211799	201912 340-53800-54100	UNIFORMS 12.03	*	46.49	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/10/19 71211099	201912 340-53800-54100		*	46.49	
		UNIFORMS 12.10					
		12/17/19 91211820	201912 340-53800-54100		*	46.49	
		UNIFORMS 12.17					
		12/24/19 91211831	201912 340-53800-54100		*	46.49	
		UNIFORMS 12.24					
		12/31/19 91211842	201912 340-53800-54100		*	46.49	
		UNIFORMS 12.31					
				UNIFIRST CORPORATION			232.45 003812
1/02/20 00211		12/30/19 00548189	201912 340-53800-22000		*	47.48	
		MONTHLY ACC & DI PREMIUM					
				WORKSITE SOLUTIONS			47.48 003813
1/08/20 00189		1/04/20 1536682	202001 340-53800-51000		*	518.67	
		TELEPHONE					
				BLUELINE TELECOM GROUP, LLC			518.67 003814
1/08/20 00177		12/31/19 12312019	201912 310-51300-49200		*	21.11	
		MILEAGE REIMBURSEMENT					
				INES CAMPOS			21.11 003815
1/08/20 00078		1/07/20 121454	201901 340-53800-46000		*	38.75	
		MOWING SERVICES					
				ROCKLEDGE MOWER & SERVICE			38.75 003816
						TOTAL FOR BANK A	5,259.93
						TOTAL FOR REGISTER	5,259.93

VIER --VIERA EAST-- HSMITH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/15/20 PAGE 1  
 \*\*\* CHECK DATES 12/13/2019 - 01/15/2020 \*\*\* 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 #
12/18/19	01445	12/11/19 27262	201912 390-57200-43000		*	201.80	
		LED LIGHTING PAYMENT					
		12/11/19 27262	201912 300-13100-10000		*	201.80	
		LED LIGHTING PAYMENT					
		12/11/19 27262	201912 320-57200-43000		*	201.80	
		LED LIGHTING PAYMENT					
		12/11/19 27262	201912 340-57200-43000		*	201.79	
		LED LIGHTING PAYMENT					
			BANLEACO				807.19 027363
12/18/19	01388	11/26/19 AR474603	201912 320-57200-51000		*	75.00	
		CARTRIDGES/CASE					
		12/02/19 AR475163	201912 390-57200-54600		*	176.12	
		PRINTING/ADVERTISING					
			DEX IMAGING				251.12 027364
12/18/19	01333	12/15/19 12152019	201912 300-34700-00714		*	501.75	
		OWED BY VECDD					
		12/15/19 12152019	201912 320-57200-48000		*	185.50	
		106 DRINK TICKETS					
		12/15/19 12152019	201912 320-57200-51200		*	900.00	
		VECDD CHRISTMAS PARTY					
		12/15/19 12152019	201912 300-13100-10500		*	191.03-	
		GAS BILL CREDIT					
			DIVOTS GRILLE				1,396.22 027365
12/18/19	01335	12/11/19 18965989	201912 390-57200-54600		*	7,804.81	
		INSTALLMENT DUE/PROP TAX					
			DLL FINANCE LLC				7,804.81 027366
12/18/19	01196	12/12/19 92027986	201912 390-57200-46000		*	71.56	
		IGN SWITCH W/ LIGHT					
			E-Z-GO A TEXTRON COMPANY				71.56 027367
12/18/19	00035	12/10/19 12102019	201912 330-57200-43000		*	560.44	
		ELECTRIC STATEMENT					
		12/10/19 12102019	201912 340-57200-43000		*	560.44	
		ELECTRIC STATEMENT					
		12/10/19 12102019	201912 350-57200-43000		*	793.77	
		ELECTRIC STATEMENT					
		12/10/19 12102019	201912 320-57200-43000		*	41.14	
		ELECTRIC STATEMENT					
		12/10/19 12102019	201912 300-11500-10000		*	71.87	
		ELECTRIC STATEMENT					
		12/10/19 12102019	201912 320-57200-43000		*	19.62	
		ELECTRIC STATEMENT					

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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 #
12/10/19		12102019	201912 390-57200-43000		*	1,466.94	
		ELECTRIC STATEMENT					
12/10/19		12102019	201912 300-13100-10000		*	366.73	
		ELECTRIC STATEMENT					
			FPL				3,880.95 027368
12/18/19	00587	12/03/19 592232	201912 390-57200-46100		*	369.21	
		DIESEL					
12/03/19		592232	201912 300-13100-10000		*	181.84	
		DIESEL					
12/03/19		592233	201912 390-57200-46100		*	963.69	
		GAS AND OIL					
12/03/19		592233	201912 300-13100-10000		*	474.65	
		GAS AND OIL					
			GLOVER OIL COMPANY INC				1,989.39 027369
12/18/19	01189	12/11/19 6753	201912 320-57200-48000		*	350.00	
		1/2 PAGE AD					
			MAVERICK MULTIMEDIA INC				350.00 027370
12/18/19	00694	12/06/19 602835	201912 390-57200-46000		*	785.56	
		RACE PULLER SET/BEARINGS					
12/12/19		604058	201912 390-57200-47100		*	650.52	
		TRIMMER/GRINDER SAW CHAIN					
			PRECISION SMALL ENGINE CO., INC.				1,436.08 027371
12/18/19	01293	12/11/19 INV21080	201912 390-57200-47500		*	834.50	
		INSECTICIDE					
12/11/19		INV21080	201912 300-15500-10000		*	5,841.50	
		INSECTICIDE					
12/11/19		INV21084	201912 390-57200-47500		*	450.00	
		DECEMBER SUPPLIES					
12/11/19		INV21084	201912 300-15500-10000		*	450.00	
		JANUARY SUPPLIES					
			RESIDEX LLC				7,576.00 027372
12/18/19	00176	12/16/19 512032DE	201912 390-57200-46000		*	34.56	
		BATTERY AND SUPPLIES					
			ROYAL BATTERY DISTRIBUTORS				34.56 027373
12/18/19	01334	12/12/19 96442111	201912 390-57200-47500		*	43.25	
		SEED OIL / LESCO					
			SITE ONE LANDSCAPE SUPPLY				43.25 027374
12/18/19	00130	12/18/19 22295967	201912 340-57200-51100		*	958.98	
		SUPPLIES					
			SYSO				958.98 027375

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/18/19	01366	12/08/19 6306200	201912 350-57200-46100	CUSHMAN OASIS PAYMENT	*	242.41	
		12/08/19 6306200	201912 390-57200-54600	CUSHMAN HAULER PAYMENT	*	419.64	
		12/08/19 6306200	201912 390-57200-54600	TORO SAND PRO	*	430.63	
		12/08/19 6306200	201912 310-57200-49300	BREV V. EQUIP TAX	*	429.91	
TCF NATIONAL BANK							1,522.59 027376
12/18/19	00116	12/31/19 43713288	201912 320-57200-54000	CLUB MEMBERSHIP 2020	*	150.00	
US GOLF ASSOCIATION							150.00 027377
12/18/19	01344	12/17/19 S54521	201912 320-57200-46000	FILTER CHANGE & DRAINS	*	270.00	
DIAL PLUMBING & A/C INC.							270.00 027378
1/02/20	00782	12/24/19 29799	201912 340-57200-51100	MATS	*	25.50	
		12/24/19 29799	201912 320-57200-51100	MATS	*	74.59	
A LINEN CONNECTION							100.09 027379
1/02/20	00268	11/25/19 607966	201912 300-14200-10000	MENS POLOS	*	536.51	
A.M. PLAYER INC							536.51 027380
1/02/20	00546	12/23/19 12192019	201912 390-57200-46000	REPLACE ONE TIRE TRAILER	*	108.53	
BOULEVARD TIRE CENTER							108.53 027381
1/02/20	00024	12/20/19 15035111	201912 320-57200-43000	WATER & SEWER ADMIN	*	140.72	
		12/20/19 15035111	201912 330-57200-43000	WATER & SEWER DIVOTS	*	140.72	
		12/20/19 15035111	201912 340-57200-43000	WATER & SEWER PRO	*	140.72	
		12/20/19 15035114	201912 320-57200-43000	WATER & SEWER DEC	*	70.73	
		12/20/19 31309370	201912 390-57200-43000	WATER & SEWER	*	374.34	
CITY OF COCOA UTILITIES							867.23 027382
1/02/20	01132	12/22/19 3682663-	201912 300-13100-10000	CL PREMIUM GF ADMIN	*	202.28	

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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 #
12/22/19		3682663-	201912 300-13100-10000		*	94.17	
			CL PREMIUM GF MAINT				
12/22/19		3682663-	201912 340-57200-22000		*	17.37	
			CL PREMIUM GC OPERATIONS				
12/22/19		3682663-	201912 390-57200-22000		*	333.68	
			CL PREMIUM GC MAINT				
							647.50 027383
-----							
1/02/20	01344	12/17/19	S54521A 201912 320-57200-46000		*	236.25	
			ANNUAL INSPECTION				
							236.25 027384
-----							
1/13/20	01344	12/17/19	S54521A 201912 320-57200-46000		V	236.25-	
			ANNUAL INSPECTION				
							236.25-027384
-----							
1/02/20	01333	12/31/19	12312019 201912 300-34700-00714		*	498.30	
			GIFT CARDS 12.16-12.31				
		12/31/19	12312019 201912 320-57200-48000		*	474.00	
			DRINK TOKENS 12.16-12.31				
							972.30 027385
-----							
1/02/20	00947	12/19/19	8295409 201912 390-57200-46500		*	267.18	
			PEST CONTROL				
							267.18 027386
-----							
1/02/20	01033	12/27/19	10319 201912 310-57200-45000		*	859.00	
			UPDATED GOLF CARTS				
							859.00 027387
-----							
1/02/20	00030	12/17/19	68695121 201912 320-57200-42000		*	47.30	
			POSTAGE				
							47.30 027388
-----							
1/02/20	01326	12/18/19	4690527 201912 390-57200-47100		*	53.82	
			ADAPTER 1 1/2" FPT X ACME				
		12/18/19	4690537 201912 390-57200-47100		*	94.03	
			SNAP RING PLIERS				
							147.85 027389
-----							
1/02/20	00108	12/20/19	3033405 201912 320-57200-48000		*	2,036.16	
			DEVELOPMENT BOND HEARING				
							2,036.16 027390
-----							
1/02/20	01438	12/15/19	42948 201912 340-57200-54000		*	260.00	
			HANDICAP FEES				
							260.00 027391
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/15/20  
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/02/20	01427	12/10/19 302577	201912 300-14200-10000		*	207.17	
		PUTTER GRIPS					
		12/10/19 302577	201912 320-57200-51100		*	27.50	
		DOUBLE SIDED TAPE					
				GLOBAL GOLF SALES			234.67 027392
1/02/20	00587	12/13/19 593124	201912 390-57200-46110		*	144.76	
		ULTRA LOW SULFUR DIESEL					
		12/13/19 593124	201912 300-13100-10000		*	71.30	
		ULTRA LOW SULFUR DIESEL					
		12/13/19 593125	201912 390-57200-46110		*	568.12	
		PREMIUM FUEL					
		12/13/19 593125	201912 300-13100-10000		*	279.82	
		PREMIUM FUEL					
				GLOVER OIL COMPANY INC			1,064.00 027393
1/02/20	01127	12/18/19 00100014	201912 300-13100-10000		*	3,739.56	
		HF PREMIUM GF ADMIN					
		12/18/19 00100014	201912 300-13100-10000		*	1,389.05	
		HF PREMIUM GF MAINT					
		12/18/19 00100014	201912 390-57200-22000		*	3,811.68	
		HF PREMIUM GC MAINT					
				HEALTHFIRST HEALTH PLAN			8,940.29 027394
1/02/20	01420	12/20/19 188	201912 390-57200-47400		*	718.75	
		TRIMMED 115 PALMS DEC					
		12/20/19 188	201912 300-15500-10000		*	2,156.25	
		TRIMMED 115 PALMS JAN-MAR					
		12/21/19 189	201912 390-57200-47400		*	466.67	
		TRIMMED OAKS DEC					
		12/21/19 189	201912 300-15500-10000		*	933.33	
		TRIMMED OAKS JAN-FEB					
				LELAND'S TREE SERVICE			4,275.00 027395
1/02/20	00483	12/25/19 99002306	201912 390-57200-47400		*	199.25	
		GREENWORKS 2000					
		12/25/19 99002306	201912 390-57200-47400		*	170.40	
		POINSETTAS					
				LOWE'S			369.65 027396
1/02/20	00694	12/20/19 604515	201912 390-57200-51200		*	223.22	
		GOLF SUPPLIES					
				PRECISION SMALL ENGINE CO., INC.			223.22 027397
1/02/20	00995	12/26/19 5103378-	201912 340-57200-54100		*	833.04	
		STAFF CAPS					
				PUKKA INC.			833.04 027398
				VIER --VIERA EAST-- HSMITH			

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BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/02/20	01363	12/19/19 49130	201912 390-57200-54100	5YR GSP WITH IRR COMPUTER	*	348.00	
				RAIN BIRD INTERNATIONAL, INC.			348.00 027399
1/02/20	01293	12/23/19 2111890	201912 390-57200-47500	FOUNDATION CHAMPION KIT	*	1,740.00	
		12/23/19 2111890	201912 300-15500-10000	FOUNDATION KIT JAN-SEPT	*	15,660.00	
				RESIDEX LLC			17,400.00 027400
1/02/20	01210	12/21/19 80568823	201912 320-57200-51000	PAPER & BATTERIES	*	55.98	
		12/28/19 80569302	201912 320-57200-51000	3 HOLE PUNCH	*	55.69	
				STAPLES ADVANTAGE			111.67 027401
1/02/20	00434	1/02/20 12312019	201912 390-58100-10300	MAINT RESERVE DEC	*	2,923.67	
				STATE BOARD OF ADMINISTRATION			2,923.67 027402
1/02/20	01366	12/14/19 6319097	201912 390-57200-54600	2019 CUSHMAN HAULER	*	248.00	
		12/14/19 6319097	201912 390-57200-54600	2020 GOLF CARTS	*	6,552.90	
		12/19/19 6323418	201912 390-57200-54600	TORO TURF PACKAGE	*	5,115.96	
		12/19/19 6323418	201912 310-57200-49300	OC PROPERTY TAX DEC	*	347.89	
		12/19/19 6323418	201912 300-15500-10000	OC PROPERTY TAX JAN-SEPT	*	3,130.97	
		12/19/19 6323418	201912 310-57200-49300	REEDY CREEK IMP PROP TAX	*	294.81	
		12/19/19 6323418	201912 300-15500-10000	REEDY CREEK PROP JAN-SEPT	*	2,653.25	
		12/20/19 6324581	201912 390-57200-54600	KABOTA LELY SPREADER	*	372.48	
		12/24/19 6328112	201912 390-57200-54600	TORO WORKMAN & PRO SWEEP	*	652.34	
				TCF NATIONAL BANK			19,368.60 027403
1/02/20	01281	1/01/20 012020	202001 390-57200-22500	CONSULTING JANUARY 2020	*	500.00	
				THOMAS TRAMMELL			500.00 027404
1/02/20	00807	12/03/19 91211799	201912 390-57200-54100	UNIFORMS 12.3	*	139.96	

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/10/19	91211809 201912 390-57200-54100		*	139.96	
			UNIFORMS 12.10				
		12/17/19	91211820 201912 390-57200-54100		*	139.96	
			UNIFORMS 12.17				
		12/24/19	91211831 201912 390-57200-54100		*	139.96	
			UNIFORMS 12.24				
		12/31/19	91211842 201912 390-57200-54100		*	139.96	
			UNIFORMS 12.31				
				UNIFIRST CORPORATION			699.80 027405
1/02/20	01165	12/10/19	63410049 201912 300-13100-10000		*	176.79	
			UH PREMIUM GF ADMIN				
		12/10/19	63410049 201912 300-13100-10000		*	200.65	
			UH PREMIUM GF MAINT				
		12/10/19	63410049 201912 340-57200-22000		*	52.21	
			UH PREMIUM GC OPERATIONS				
		12/10/19	63410049 201912 390-57200-22000		*	625.37	
			UH PREMIUM GC MAINT				
				UNITED HEALTHCARE INSURANCE COMPANY			1,055.02 027406
1/02/20	01364	11/27/19	85885 201912 300-14200-10000		*	390.00	
			GOLF BALLS				
				VOLVIK USA, INC.			390.00 027407
1/02/20	01206	1/01/20	90921840 202001 320-57200-34100		*	376.30	
			6 YARD DUMPSTER 3X WEEK				
		1/01/20	90926020 202001 390-57200-47900		*	140.82	
			6 YARD DUMPSTER 1X WEEK				
				WASTE MANAGEMENT INC. OF FLORIDA			517.12 027408
1/02/20	99999	1/02/20	VOID 202001 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 027409
1/02/20	01324	12/16/19	8999 DEC 201912 320-57200-34100		*	12.99	
			AMAZON PRIME				
		12/16/19	8999 DEC 201912 320-57200-41000		*	104.00	
			CRICKET WIRELESS				
		12/16/19	8999 DEC 201912 300-13100-10000		*	8.53	
			POSTAGE MAILMAN JOEYS				
		12/16/19	8999 DEC 201912 300-13100-10000		*	18.50	
			POSTAGE MAILMAN JOEYS				
		12/16/19	8999 DEC 201912 300-13100-10000		*	119.99	
			CONVERTER BELT HONDA				
		12/16/19	8999 DEC 201912 390-57200-47300		*	84.23	
			SPACE COAST FINES				

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/16/19	8999	DEC 201912	320-57200-51200	HOLIDAY GIFT CARDS	*	500.00	
12/16/19	8999	DEC 201912	320-57200-52600	OFFICE LUNCH	*	87.59	
12/16/19	8999	DEC 201912	320-57200-51200	OFFICE LUNCH	*	279.38	
12/16/19	8999	DEC 201912	320-57200-51200	MISC GIFTS- HOLIDAY PARTY	*	323.37	
12/16/19	8999	DEC 201912	320-57200-51200	HEADPHONES HOLIDAY PARTY	*	31.67	
12/16/19	8999	DEC 201912	300-14200-10000	HOLE IN ONE PLAQUE	*	56.00	
12/16/19	8999	DEC 201912	300-15500-10000	2020 SIDE BAR AD JAN	*	250.00	
12/16/19	8999	DEC 201912	300-15500-10000	2020 SIDE BAR AD FEB-SEPT	*	1,250.00	
12/16/19	8999	DEC 201912	300-13100-10000	POSTAGE MAILMAN JOEYS	*	322.12	
12/16/19	8999	DEC 201912	320-57200-51200	MISC GIFTS- HOLIDAY PARTY	*	145.71	
12/16/19	8999	DEC 201912	320-57200-48000	BULLETIN AD DEC	*	375.50	
12/16/19	8999	DEC 201912	300-15500-10000	BULLETIN AD JAN	*	375.50	
12/16/19	8999	DEC 201912	390-57200-46000	MISC GOLF SUPPLIES	*	133.00	
12/16/19	8999	DEC 201912	320-57200-49000	INTEREST	*	40.91	
							4,518.99 027410
REGIONS BANK							
1/08/20	00782	1/07/20	31125	202001 340-57200-51100	*	25.50	
			CLEAN MATS				
		1/07/20	31125	202001 320-57200-51100	*	74.59	
			CLEAN MATS				
							100.09 027411
A LINEN CONNECTION							
1/08/20	01371	1/22/20	01222020	202001 300-15500-10000	*	195.98	
			SECURITY SERVICES				
							195.98 027412
ADT SECURITY SERVICES							
1/08/20	00065	1/02/20	07133100	202001 320-57200-34100	*	174.96	
			INTERNET				
							174.96 027413
BRIGHT HOUSE NETWORKS							
1/08/20	00390	1/02/20	93109861	202001 350-57200-51300	*	2,808.75	
			GOLF SUPPLIES				
							2,808.75 027414
CALLAWAY							
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/08/20	01243	10/16/19 16064	201912 320-57200-49000	GOLF SUPPLIES	*	9.17	
				COBRA GOLF, INC			9.17 027415
1/08/20	01196	1/06/20 92044440	202001 390-57200-46000	HAULER PAYMENT	*	99.30	
				E-Z-GO A TEXTRON COMPANY			99.30 027416
1/08/20	01417	1/01/20 B2BSI693	202001 320-57200-48000	JANUARY SOCIAL MEDIA ELIT	*	350.00	
				EZLINKS GOLF LLC			350.00 027417
1/08/20	00587	12/27/19 594747	201912 390-57200-46100	GAS	*	775.86	
		12/27/19 594747	201912 300-13100-10000	GAS	*	382.14	
		12/27/19 594748	201912 390-57200-46100	DIESEL	*	214.27	
		12/27/19 594748	201912 300-13100-10000	DIESEL	*	105.53	
				GLOVER OIL COMPANY INC			1,477.80 027418
1/08/20	01355	1/01/20 7094	202001 350-57200-46100	IPAR7 PRO LEASE PAYMENT	*	936.00	
				GPS TECHNOLOGIES, INC.			936.00 027419
1/08/20	01010	1/20/20 26165172	202001 320-57200-34100	MONTHLY PAYMENT	*	93.12	
		1/20/20 26165172	202001 300-13100-10000	MONTHLY PAYMENT	*	93.11	
				GREAT AMERICA LEASING CORPORATION			186.23 027420
1/08/20	01350	1/20/20 17660351	202001 350-57200-46100	GOLF BALL MACHINE PAYMENT	*	235.79	
		1/20/20 17660351	202001 300-13100-10000	FIRE/BURGLARY ALARM PYMNT	*	511.54	
				MARLIN BUSINESS BANK			747.33 027421
1/08/20	00694	1/06/20 604752	202001 390-57200-46000	CLUTCH, BELT, STARTER	*	248.07	
				PRECISION SMALL ENGINE CO., INC.			248.07 027422
1/08/20	00176	1/07/20 S12032JA	202001 390-57200-46000	BATTERIES	*	103.97	
				ROYAL BATTERY DISTRIBUTORS			103.97 027423

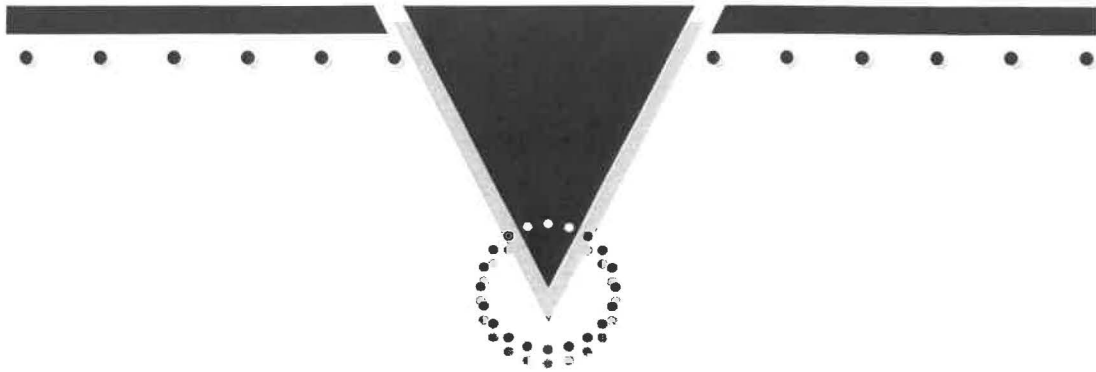
VIER --VIERA EAST-- HSMITH

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 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/08/20	01334	12/30/19 96610722	201912 390-57200-47100	BALL WASHER DETERGENT	*	137.27	
							137.27 027424
1/08/20	01366	1/20/20 6336602	202001 390-57200-54600	TORO REELMASTER PAYMENT	*	1,677.95	
							1,677.95 027425
1/08/20	01421	12/31/19 1219-TR7	201912 300-13100-10000	INSURANCE	*	8.33	
							33.33
							58.34
							100.00 027426
1/08/20	01397	1/15/20 693840	202001 350-57200-46100	GOLF CAR PAYMENT	*	97.00	
							164.00
							261.00 027427
TOTAL FOR BANK B						108,778.96	
TOTAL FOR REGISTER						108,778.96	

VIER --VIERA EAST-- HSMITH

## SECTION B



**Viera East  
Community Development  
District**

**Unaudited Financial Reporting**

**December 31, 2019**

**GMS**  
Gulfstream Management Services



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**Viera East**  
**Community Development District**  
Combined Balance Sheet  
December 31, 2019

**Governmental Fund Types**

	<u><b>General</b></u>	<u><b>Capital Reserve</b></u>	<u><b>Debt Service</b></u>	<u><b>Golf Course/Recreation</b></u>	<u><b>Totals (memorandum only)</b></u>
<i>Assets</i>					
Operating Account	\$1,840,010	\$6,672	----	\$355,492	\$2,202,174
Accounts Receivable	----	----	----	\$1,308	\$1,308
Rent Receivable	----	----	----	\$1,013	\$1,013
Due From Golf Course	\$37,613	----	----	----	\$37,613
Due From General Fund	----	----	\$958,868	\$239,847	\$1,198,715
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	----	----	----	\$102,756	\$102,756
<i>Investments:</i>					
State Board	----	\$255,753	----	----	\$255,753
Benefit Assessment- Series 2012	----	----	----	\$3,869	\$3,869
Reserve - Series 2012	----	----	----	\$280,237	\$280,237
Bond Service 2006	----	----	\$1,480,034	----	\$1,480,034
Improvements (Net of Depreciation)	----	----	----	\$1,189,988	\$1,189,988
Prepaid Expenses- Operations	\$9,887	----	----	\$161,657	\$171,544
<b>Total Assets</b>	<b>\$1,899,887</b>	<b>\$262,425</b>	<b>\$2,438,902</b>	<b>\$2,383,588</b>	<b>\$6,984,802</b>
<i>Liabilities</i>					
Accounts Payable	\$4,029	----	----	\$71,677	\$75,706
Accrued Expenses	\$11,084	----	----	\$3,694	\$14,778
Deferred Revenue- Season Advance	----	----	----	\$90,851	\$90,851
Deferred Revenue- Special Assessments O&M	----	----	----	\$16,895	\$16,895
Deferred Revenue- Special Assessments Debt	----	----	----	\$342,961	\$342,961
Deposit-Divots Grill	----	----	----	\$2,000	\$2,000
Due to General Fund	----	----	\$12,378	\$37,613	\$49,991
Accrued Interest Payable	----	----	----	\$32,311	\$32,311
Accrued Principal Payable	----	----	----	\$102,500	\$102,500
Sales Tax Payable	----	----	----	\$13,481	\$13,481
Event Deposits	----	----	----	(\$3,576)	(\$3,576)
Due to Golf Course	\$239,847	----	\$44,743	----	\$284,591
Due to Debt Service	\$958,868	----	----	----	\$958,868
Accrued Payroll Payable	\$5,886	----	----	\$13,479	\$19,365
Bonds Payable - Series 2012	----	----	----	\$3,305,000	\$3,305,000
Bond Discount	----	----	----	(\$18,220)	(\$18,220)
Deferred Loss	----	----	----	(\$187,085)	(\$187,085)
<i>Fund Equity</i>					
Net Assets	----	----	----	(\$1,439,995)	(\$1,439,995)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	----	----	----	\$176,000
Nonspendable - Prepaid Expense	\$9,887	----	----	----	\$9,887
Unassigned	\$494,287	----	----	----	\$494,287
Assigned- Capital Reserve Fund	----	\$262,425	----	----	\$262,425
Restricted for Debt Service	----	----	\$2,381,781	----	\$2,381,781
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$1,899,887</b>	<b>\$262,425</b>	<b>\$2,438,902</b>	<b>\$2,383,588</b>	<b>\$6,984,802</b>



**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/19</b>	<b>Actual 12/31/19</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Maintenance Assessments	\$808,157	\$702,693	\$702,693	\$0
Golf Course Administrative Services	\$56,280	\$14,070	\$14,070	\$0
Interest Income	\$100	\$25	\$0	(\$25)
<b>Total Revenues</b>	<b>\$864,536</b>	<b>\$716,788</b>	<b>\$716,763</b>	<b>(\$25)</b>

**Administrative Expenditures**

Supervisors Fees	\$30,496	\$7,624	\$5,196	\$2,428
Engineering Fees	\$5,000	\$1,250	\$480	\$770
Attorney's Fees	\$5,000	\$1,250	\$2,404	(\$1,154)
Dissemination	\$1,000	\$250	\$250	\$0
Trustee Fees	\$5,600	\$1,400	\$1,400	(\$0)
Annual Audit	\$6,500	\$1,625	\$1,625	(\$0)
Collection Agent	\$2,500	\$625	\$625	\$0
Management Fees	\$100,440	\$25,110	\$25,110	\$0
Postage	\$1,500	\$375	\$749	(\$374)
Printing & Binding	\$2,500	\$625	\$646	(\$21)
Insurance- Liability	\$7,293	\$1,823	\$1,699	\$124
Legal Advertising	\$2,500	\$625	\$0	\$625
Other Current Charges	\$1,500	\$375	\$150	\$225
Office Supplies	\$3,000	\$750	\$82	\$668
Dues & Licenses	\$175	\$44	\$44	(\$1)
Information Technology	\$3,400	\$850	\$850	\$0
<b>Total Administrative</b>	<b>\$178,404</b>	<b>\$44,601</b>	<b>\$41,311</b>	<b>\$3,290</b>

**Viera East**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/19</b>	<b>Actual 12/31/19</b>	<b>Variance</b>
<b><u>Operating Expenditures</u></b>				
Salaries	\$141,817	\$35,454	\$35,917	(\$462)
Administrative Fee	\$1,566	\$392	\$407	(\$16)
FICA Expense	\$10,849	\$2,712	\$2,608	\$105
Employee Insurance	\$8,551	\$2,138	\$4,038	(\$1,900)
Workers Compensation	\$2,780	\$695	\$981	(\$286)
Unemployment	\$853	\$213	\$0	\$213
Other Contractual	\$7,000	\$1,750	\$2,052	(\$302)
Training	\$500	\$125	\$0	\$125
Uniforms	\$500	\$125	\$0	\$125
<b>Total Operating</b>	<b>\$174,416</b>	<b>\$43,604</b>	<b>\$46,002</b>	<b>(\$2,398)</b>
<b><u>Maintenance Expenditures</u></b>				
Canal Maintenance	\$14,000	\$3,500	\$0	\$3,500
Lake Bank Restoration	\$60,000	\$18,045	\$18,045	\$0
Environmental Services	\$20,000	\$5,000	\$2,940	\$2,060
Water Management System	\$99,000	\$24,750	\$24,205	\$545
Control Burns	\$15,000	\$3,750	\$0	\$3,750
Contingencies	\$5,000	\$1,250	\$0	\$1,250
Fire Line Maintenance	\$5,000	\$1,250	\$0	\$1,250
Basin Repair	\$4,000	\$1,000	\$0	\$1,000
<b>Total Maintenance</b>	<b>\$222,000</b>	<b>\$58,545</b>	<b>\$45,190</b>	<b>\$13,355</b>

**Viera East**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

<b>Adopted Budget</b>	<b>Prorated Budget 12/31/19</b>	<b>Actual 12/31/19</b>	<b>Variance</b>
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*Grounds Maintenance Expenditures*

Salaries	\$154,278	\$38,570	\$33,612	\$4,957
Administrative Fees	\$3,695	\$924	\$904	\$20
FICA	\$11,802	\$2,951	\$2,502	\$449
Health Insurance	\$16,867	\$4,217	\$3,948	\$269
Workers Compensation	\$3,024	\$756	\$918	(\$162)
Unemployment	\$2,120	\$530	\$66	\$464
Telephone	\$5,000	\$1,250	\$1,495	(\$245)
Utilities	\$5,000	\$1,250	\$1,669	(\$419)
Property Appraiser	\$1,990	\$1,990	\$1,988	\$3
Insurance	\$1,395	\$349	\$378	(\$29)
Repairs	\$12,000	\$3,000	\$9,937	(\$6,937)
Fuel	\$7,500	\$1,875	\$3,843	(\$1,968)
Park Maintenance	\$3,000	\$750	\$0	\$750
Sidewalk Maintenance	\$5,000	\$5,000	\$11,118	(\$6,118)
Chemicals	\$5,000	\$1,250	\$642	\$608
Contingencies	\$5,000	\$1,250	\$0	\$1,250
Refuse	\$8,000	\$2,000	\$960	\$1,040
Office Supplies	\$750	\$188	\$0	\$188
Uniforms	\$3,000	\$750	\$651	\$99
Fire Alarm System	\$4,000	\$1,000	\$512	\$488
Rain Bird Pump System	\$27,576	\$6,894	\$6,895	(\$1)
Maintenance Reserve - Transfer Out	\$3,719	\$930	\$930	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$0	\$0

<b>Total Grounds Maintenance</b>	<b>\$289,716</b>	<b>\$77,671</b>	<b>\$82,968</b>	<b>(\$5,297)</b>
----------------------------------	------------------	-----------------	-----------------	------------------

<b>Total Expenditures</b>	<b>\$864,536</b>	<b>\$224,422</b>	<b>\$215,471</b>	<b>\$8,951</b>
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<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$501,292</b>
--------------------------------------	------------	------------------

<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$178,881</b>
-------------------------------	------------	------------------

<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$680,173</b>
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# Viera East

## Community Development District

Capital Reserve Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/19</b>	<b>Actual 12/31/19</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Interest Income	\$2,500	\$625	\$1,456	\$831
Reserve Funding - Transfer In (General)	\$3,719	\$930	\$930	\$0
Reserve Funding - Transfer In (Golf)	\$7,940	\$1,985	\$6,846	\$4,861
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$14,159</b>	<b>\$3,540</b>	<b>\$9,232</b>	<b>\$5,693</b>
<b><u>Expenditures</u></b>				
Capital Outlay	\$100,000	\$95,953	\$95,953	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$125,000</b>	<b>\$95,953</b>	<b>\$95,953</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$110,841)</b>		<b>(\$86,721)</b>	
<b>Beginning Fund Balance</b>	<b>\$283,792</b>		<b>\$349,146</b>	
<b>Ending Fund Balance</b>	<b>\$172,950</b>		<b>\$262,425</b>	

**Viera East**  
**Community Development District**

Capital Reserve Fund  
Capital Outlay Check Register Detail  
For Period Ending December 31, 2019

Check Date	Vendor	Detail	Amount
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**Capital Outlay**

*FY2020*

11/26/19	Shutts & Bowen LLP	Litigation Services	\$ 53,245.50
11/27/19	Shutts & Bowen LLP	Litigation Services	\$ 35,152.53
11/27/19	Fishkind Litigation Services	Market Stufy For VE	\$ 2,500.00
11/30/19	Regions Bank	Wire Fee	\$ 15.00
12/12/19	Leeland's Tree Service	Landscaping	\$ 5,025.00
12/31/19	Regions Bank	Wire Fee	\$ 15.00

<b>Total</b>			<b>\$ 95,953.03</b>
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**Viera East**  
**Community Development District**  
Debt Service Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/19</b>	<b>Actual 12/31/19</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments	\$2,423,170	\$2,106,947	\$2,106,947	\$0
Interest Income	\$1,500	\$375	\$185	(\$190)
<b>Total Revenues</b>	<b>\$2,424,670</b>	<b>\$2,107,322</b>	<b>\$2,107,132</b>	<b>(\$190)</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2006</u></b>				
Interest-11/1	\$184,719	\$184,719	\$184,719	\$0
Interest-5/1	\$184,719	\$0	\$0	\$0
Principal-5/1	\$2,020,000	\$0	\$0	\$0
Other Debt Service Costs	\$46,873	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,436,311</b>	<b>\$184,719</b>	<b>\$184,719</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$11,641)</b>		<b>\$1,922,413</b>	
<b>Beginning Fund Balance</b>	<b>\$466,966</b>		<b>\$459,368</b>	
<b>Ending Fund Balance</b>	<b>\$455,326</b>		<b>\$2,381,781</b>	

**Viera East**  
**Community Development District**  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	2,185	2,707	(522)	7,596	7,378	218
Member Rounds	10,000	566	768	(202)	1,787	2,093	(306)
Comp Rounds	3,000	187	230	(43)	638	628	10
EZ Links	3,000	191	230	(39)	593	561	32
GolfNow	2,000	147	154	(7)	417	419	(2)
Total Memberships	60	16	-	16	27	60	(33)
<i>Revenue per Round</i>							
Paid Rounds	\$41	\$39	\$47	(\$8)	\$36	\$47	(\$11)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,460,610	\$85,489	\$126,343	(\$40,854)	\$272,389	\$346,165	(\$73,775)
Gift Cards - Sales	\$25,000	\$1,732	\$2,163	(\$430)	\$2,910	\$5,925	(\$3,015)
Gift Cards - Usage	(\$25,000)	(\$1,119)	(\$2,163)	\$1,044	(\$2,756)	(\$5,925)	\$3,169
Season Advance/Trail Fees	\$210,000	\$18,608	\$18,165	\$443	\$50,707	\$49,770	\$937
Associate Memberships	\$42,000	\$3,634	\$3,633	\$1	\$9,796	\$9,954	(\$158)
Driving Range	\$80,000	\$5,035	\$6,920	(\$1,885)	\$13,573	\$18,960	(\$5,387)
Golf Lessons	\$2,100	\$175	\$182	(\$7)	\$525	\$498	\$27
Merchandise Sales	\$115,000	\$10,744	\$9,948	\$797	\$25,877	\$27,255	(\$1,378)
Restaurant	\$20,000	\$2,617	\$1,730	\$887	\$5,872	\$4,740	\$1,132
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$5,632	\$5,629	\$2
Miscellaneous Income	\$15,000	\$1,331	\$1,250	\$82	\$4,616	\$3,749	\$867
<b>Total Revenues</b>	<b>\$1,967,237</b>	<b>\$130,124</b>	<b>\$170,046</b>	<b>(\$39,921)</b>	<b>\$389,141</b>	<b>\$466,719</b>	<b>(\$77,579)</b>
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$812	\$1,250	\$437	\$4,140	\$3,749	(\$391)
Telephone/Internet	\$5,500	\$393	\$458	\$65	\$1,075	\$1,374	\$299
Postage	\$1,500	\$47	\$125	\$78	\$6,201	\$375	(\$5,826)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Utilities	\$5,000	\$474	\$417	(\$58)	\$1,438	\$1,250	(\$189)
Repairs & Maintenance	\$7,000	\$523	\$583	\$60	\$660	\$1,749	\$1,090
Advertising	\$45,000	\$4,503	\$3,749	(\$754)	\$10,051	\$11,246	\$1,195
Bank Charges	\$30,500	\$3,021	\$2,541	(\$480)	\$6,991	\$7,622	\$631
Office Supplies	\$4,000	\$314	\$333	\$20	\$793	\$1,000	\$207
Operating Supplies	\$5,000	\$177	\$417	\$240	\$550	\$1,250	\$700
Dues, Licenses & Subscriptions	\$8,000	\$150	\$666	\$516	\$300	\$1,999	\$1,699
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$142	\$50	(\$92)
Training, Education & Employee Relations	\$3,000	\$2,268	\$250	(\$2,018)	\$2,453	\$750	(\$1,703)
Contractual Security	\$3,000	\$0	\$250	\$250	\$246	\$750	\$504
IT Services	\$3,000	\$0	\$250	\$250	\$0	\$750	\$750
<b>Total Golf Course Expenditures</b>	<b>\$136,700</b>	<b>\$12,681</b>	<b>\$11,387</b>	<b>(\$1,294)</b>	<b>\$35,039</b>	<b>\$34,161</b>	<b>(\$877)</b>

Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Restaurant Expenditures							
Utilities	\$10,500	\$701	\$806	\$105	\$2,236	\$2,198	(\$38)
Pest Control	\$1,200	\$95	\$92	(\$3)	\$285	\$251	(\$34)
Equipment Lease	\$1,100	\$98	\$84	(\$13)	\$293	\$230	(\$63)
Total Restaurant Expenditures	\$12,800	\$894	\$983	\$89	\$2,815	\$2,679	(\$135)
Golf Operation Expenditures							
Salaries	\$237,500	\$13,890	\$19,791	\$5,901	\$51,274	\$59,373	\$8,099
Administrative Fee	\$17,793	\$1,490	\$1,483	(\$8)	\$5,128	\$4,448	(\$680)
FICA Expense	\$18,781	\$1,063	\$1,565	\$502	\$3,910	\$4,695	\$785
Health Insurance	\$707	\$54	\$59	\$5	\$153	\$177	\$24
Workers Compensation	\$4,812	\$380	\$401	\$21	\$1,440	\$1,203	(\$237)
Unemployment	\$12,786	\$409	\$1,065	\$657	\$1,732	\$3,196	\$1,464
Golf Printing	\$2,200	\$402	\$183	(\$219)	\$804	\$550	(\$254)
Utilities	\$22,500	\$1,697	\$1,875	\$178	\$4,982	\$5,625	\$643
Repairs	\$250	\$0	\$21	\$21	\$0	\$63	\$63
Pest Control	\$1,200	\$95	\$100	\$5	\$285	\$300	\$15
Supplies	\$8,000	\$1,163	\$667	(\$496)	\$2,595	\$2,000	(\$595)
Uniforms	\$1,500	\$1,778	\$125	(\$1,653)	\$1,778	\$375	(\$1,403)
Training, Education & Employee Relations	\$2,000	\$260	\$167	(\$93)	\$260	\$500	\$240
Fuel	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Cart Lease	\$90,753	\$3,723	\$7,563	\$3,840	\$11,721	\$22,688	\$10,968
Cart Maintenance	\$4,000	(\$546)	\$333	\$879	\$1,683	\$1,000	(\$683)
Driving Range	\$10,000	\$0	\$833	\$833	\$0	\$2,500	\$2,500
Total Golf Operation Expenditures	\$435,282	\$25,857	\$36,273	\$10,416	\$87,746	\$108,818	\$21,072
Merchandise Sales							
Cost of Goods Sold	\$77,000	\$8,527	\$6,417	(\$2,110)	\$15,562	\$19,250	\$3,688
Total Merchandise Sales	\$77,000	\$8,527	\$6,417	(\$2,110)	\$15,562	\$19,250	\$3,688



Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$470,000	\$32,514	\$39,167	\$6,653	\$106,012	\$117,500	\$11,488
Administrative Fees	\$11,867	\$815	\$989	\$173	\$2,713	\$2,967	\$254
FICA Expense	\$36,060	\$2,392	\$3,005	\$613	\$7,902	\$9,015	\$1,113
Employee Insurance	\$58,245	\$3,720	\$4,854	\$1,134	\$10,904	\$14,561	\$3,658
Workers Compensation	\$11,316	\$889	\$943	\$54	\$2,890	\$2,829	(\$61)
Unemployment	\$7,857	\$147	\$655	\$508	\$453	\$1,964	\$1,511
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$105	\$105
Consulting Fees	\$6,000	\$500	\$500	\$0	\$1,500	\$1,500	\$0
Fire Alarm System	\$4,000	\$216	\$333	\$118	\$557	\$1,000	\$443
Telephone/Internet	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Utilities/Water	\$26,200	\$2,043	\$2,183	\$140	\$6,572	\$6,550	(\$22)
Repairs	\$48,000	\$1,827	\$4,000	\$2,173	\$8,444	\$12,000	\$3,556
Fuel & Oil	\$40,000	\$3,036	\$3,333	\$297	\$7,802	\$10,000	\$2,198
Pest Control	\$1,000	\$77	\$83	\$6	\$481	\$250	(\$231)
Irrigation/Drainage	\$30,000	\$1,328	\$2,500	\$1,172	\$3,589	\$7,500	\$3,911
Sand and Topsoil	\$26,500	\$84	\$2,208	\$2,124	\$437	\$6,625	\$6,188
Flower/Mulch	\$7,000	\$2,295	\$583	(\$1,711)	\$3,067	\$1,750	(\$1,317)
Fertilizer	\$139,000	\$13,131	\$11,583	(\$1,548)	\$15,709	\$34,750	\$19,041
Seed/Sod	\$16,500	\$1,244	\$1,375	\$131	\$1,593	\$4,125	\$2,532
Trash Removal	\$2,000	\$0	\$167	\$167	\$422	\$500	\$78
Contingency	\$6,000	\$536	\$500	(\$36)	\$536	\$1,500	\$964
First Aid	\$600	\$0	\$50	\$50	\$199	\$150	(\$49)
Office Supplies	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Operating Supplies	\$17,500	\$0	\$1,458	\$1,458	\$312	\$4,375	\$4,063
Training	\$500	\$223	\$42	(\$182)	\$223	\$125	(\$98)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$0	\$375	\$375
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Uniforms	\$8,500	\$1,048	\$708	(\$339)	\$2,367	\$2,125	(\$242)
Equipment Rental	\$2,500	\$0	\$208	\$208	\$0	\$625	\$625
Equipment Lease	\$163,000	\$20,202	\$13,583	(\$6,618)	\$47,492	\$40,750	(\$6,742)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$125	\$125
<b>Total Golf Course Maintenance</b>	<b>\$1,145,065</b>	<b>\$88,266</b>	<b>\$95,422</b>	<b>\$7,156</b>	<b>\$232,177</b>	<b>\$286,266</b>	<b>\$54,089</b>

Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2019

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Administrative Expenditures							
Legal Fees	\$1,500	\$0	\$125	\$125	\$304	\$375	\$71
Arbitrage	\$600	\$50	\$50	\$0	\$150	\$150	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$250	\$250	\$0
Trustee Fees	\$4,100	\$342	\$342	(\$0)	\$1,025	\$1,025	(\$0)
Annual Audit	\$1,500	\$125	\$125	\$0	\$375	\$375	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$14,070	\$14,070	\$0
Insurance	\$70,000	\$6,360	\$5,833	(\$526)	\$17,361	\$17,500	\$139
Property Taxes	\$10,000	\$1,964	\$833	(\$1,131)	\$2,535	\$2,500	(\$35)
Total Administrative Expenditures	\$144,980	\$13,614	\$12,082	(\$1,532)	\$36,070	\$36,245	\$175
Renewal & Replacement	\$7,940	\$2,924	\$662	(\$2,262)	\$6,846	\$1,985	(\$4,861)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$7,940	\$2,924	\$662	(\$2,262)	\$6,846	\$1,985	(\$4,861)
Total Revenues	\$1,967,237	\$130,124	\$170,046	(\$39,921)	\$389,141	\$466,719	(\$77,579)
Total Expenditures	\$1,959,767	\$152,763	\$163,225	\$10,462	\$416,256	\$489,404	\$73,149
Operating Income (Loss)	\$7,470	(\$22,638)	\$6,821	(\$29,460)	(\$27,115)	(\$22,685)	(\$4,430)
Non Operating Revenues/(Expenditures)							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$139,589	\$139,589	\$0
Interest Income	\$1,000	\$35	\$83	(\$48)	\$123	\$250	(\$127)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$156,825)	(\$13,069)	(\$13,069)	\$0	(\$39,206)	(\$39,206)	\$0
Principal Expense	(\$410,000)	(\$34,167)	(\$34,167)	(\$0)	(\$102,500)	(\$102,500)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,470)	(\$671)	\$623	(\$48)	(\$1,995)	(\$1,868)	(\$127)
Change in Net Assets	\$0	(\$23,309)	\$6,199	(\$29,508)	(\$29,109)	(\$24,552)	(\$4,557)
Beginning Net Assets	\$0	----	----	----	(\$1,410,886)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,439,995)	----	----

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Maintenance Assessments	\$0	\$382,898	\$319,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$702,693
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$4,690</b>	<b>\$387,588</b>	<b>\$324,484</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$716,763</b>
<i>Administrative Expenditures</i>													
Supervisors Fees	\$3,588	\$920	\$688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,196
Engineering Fees	\$0	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
Attorney's Fees	\$2,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,404
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Annual Audit	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,625
Collection Agent	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Management Fees	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,110
Postage	\$265	\$96	\$389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$749
Printing & Binding	\$82	\$221	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$646
Insurance- Liability	\$566	\$566	\$566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,699
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$25	\$79	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Office Supplies	\$21	\$21	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82
Dues & Licenses	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Information Technology	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
<b>Total Administrative</b>	<b>\$16,919</b>	<b>\$12,352</b>	<b>\$12,041</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,311</b>
<i>Operating Expenditures</i>													
Salaries	\$12,066	\$12,980	\$10,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,917
Administration Fee	\$137	\$146	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$407
FICA Expense	\$903	\$985	\$719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,608
Health Insurance	\$424	\$872	\$2,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,038
Workers Compensation	\$330	\$354	\$297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$981
Unemployment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Contractual	\$667	\$718	\$667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,052
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>\$14,527</b>	<b>\$16,055</b>	<b>\$15,420</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,002</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Maintenance Expenditures</i>													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$0	\$18,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,045
Environmental Services	\$2,620	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,940
Water Management System	\$8,059	\$8,087	\$8,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,205
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$10,679</b>	<b>\$26,452</b>	<b>\$8,059</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,190</b>
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$11,474	\$12,005	\$10,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,612
Administrative Fees	\$305	\$324	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$904
FICA	\$852	\$901	\$749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,502
Health Insurance	\$1,100	\$1,385	\$1,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,948
Workers Compensation	\$314	\$328	\$277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$918
Unemployment	\$22	\$24	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66
Telephone	\$432	\$535	\$529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,495
Utilities	\$628	\$516	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,669
Property Appraiser	\$0	\$1,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,988
Insurance- Property	\$126	\$126	\$126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378
Repairs	\$4,835	\$3,733	\$1,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,937
Fuel	\$1,159	\$1,189	\$1,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,843
Park Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalk Repair	\$0	\$11,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,118
Chemicals	\$435	\$207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$642
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse	\$240	\$0	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$960
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$232	\$186	\$232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$651
Fire Alarm System	\$171	\$171	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$512
Rain Bird Pump System	\$2,298	\$2,298	\$2,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,895
Maintenance Reserve- Transfer Out	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$930
Maintenance Reserve- Transfer Out (PY Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Grounds Maintenance</b>	<b>\$24,933</b>	<b>\$37,343</b>	<b>\$20,693</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,968</b>
<b>Total Expenditures</b>	<b>\$67,057</b>	<b>\$92,201</b>	<b>\$56,212</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$215,471</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$62,367)</b>	<b>\$295,387</b>	<b>\$268,272</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$501,292</b>

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	2,598	2,813	2,185	0	0	0	0	0	0	0	0	0	7,596
Member Rounds	574	647	566	0	0	0	0	0	0	0	0	0	1,787
Comp Rounds	192	259	187	0	0	0	0	0	0	0	0	0	638
EZ Links	157	245	191	0	0	0	0	0	0	0	0	0	593
GolfNow	105	165	147	0	0	0	0	0	0	0	0	0	417
<i>Revenue per Round</i>													
Paid Rounds	\$31	\$38	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108
<i>Revenues:</i>													
Greens Fees	\$79,719	\$107,182	\$85,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,389
Gift Cards - Sales	\$294	\$884	\$1,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,910
Gift Cards - Usage	(\$179)	(\$1,458)	(\$1,119)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,756)
Season Advance/Trail Fees	\$15,718	\$16,380	\$18,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,707
Associate Memberships	\$2,765	\$3,397	\$3,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,796
Driving Range	\$3,577	\$4,961	\$5,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,573
Golf Lessons	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Merchandise Sales	\$6,479	\$8,654	\$10,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,877
Restaurant	\$1,237	\$2,018	\$2,617	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,872
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,632
Miscellaneous Income	\$1,201	\$2,083	\$1,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,616
<b>Total Revenues</b>	<b>\$112,863</b>	<b>\$146,154</b>	<b>\$130,124</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$389,141</b>
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$2,147	\$1,180	\$812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,140
Telephone/Internet	\$393	\$289	\$393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,075
Postage	\$3,074	\$3,080	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,201
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$481	\$483	\$474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,438
Repairs & Maintenance	\$117	\$20	\$523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$660
Advertising	\$1,989	\$3,559	\$4,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,051
Bank Charges	\$1,669	\$2,301	\$3,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,991
Office Supplies	\$221	\$258	\$314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$793
Operating Supplies	\$224	\$149	\$177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550
Dues, Licenses & Subscriptions	\$150	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Drug Testing - All Departments	\$142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142
Training, Education & Employee Relations	\$20	\$165	\$2,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,453
Contractual Security	\$0	\$246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246
IT Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Course Expenditures</b>	<b>\$10,628</b>	<b>\$11,730</b>	<b>\$12,681</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,039</b>
<i>Restaurant Expenditures:</i>													
Utilities	\$775	\$760	\$701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,236
Pest Control	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Equipment Lease	\$98	\$98	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
<b>Total Restaurant Expenditures</b>	<b>\$968</b>	<b>\$953</b>	<b>\$894</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,815</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Golf Operations:</u></b>													
Salaries	\$17,027	\$20,356	\$13,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,274
Administrative Fee	\$1,720	\$1,918	\$1,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,128
FICA Expense	\$1,290	\$1,557	\$1,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,910
Health Insurance	\$46	\$54	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Workers Compensation	\$504	\$556	\$380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,440
Unemployment	\$649	\$675	\$409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,732
Golf Printing	\$0	\$402	\$402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$804
Utilities	\$1,640	\$1,645	\$1,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,982
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Supplies	\$681	\$751	\$1,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,595
Uniforms	\$0	\$0	\$1,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,778
Training, Education & Employee Relations	\$0	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$4,020	\$3,978	\$3,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,721
Cart Maintenance	\$1,709	\$521	(\$546)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,683
Driving Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Operation Expenditures</b>	<b>\$29,381</b>	<b>\$32,508</b>	<b>\$25,857</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,746</b>
<b><u>Merchandise Sales:</u></b>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,562
<b>Total Merchandise Sales</b>	<b>\$806</b>	<b>\$6,230</b>	<b>\$8,527</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,562</b>
<b><u>Golf Course Maintenance:</u></b>													
Salaries	\$34,970	\$38,528	\$32,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,012
Administrative Fees	\$940	\$958	\$815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,713
FICA Expense	\$2,599	\$2,910	\$2,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,902
Employee Insurance	\$2,209	\$4,974	\$3,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,904
Workers Compensation	\$953	\$1,048	\$889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,890
Unemployment	\$129	\$178	\$147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Fire Alarm System	\$171	\$171	\$216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$557
Telephone/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$2,440	\$2,089	\$2,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,572
Repairs	\$2,721	\$3,896	\$1,827	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,444
Fuel & Oil	\$2,353	\$2,413	\$3,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,802
Pest Control	\$327	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$481
Irrigation/Drainage	\$1,120	\$1,140	\$1,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,589
Sand and Topsoil	\$0	\$353	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$437
Flower/Mulch	\$678	\$95	\$2,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,067
Fertilizer	(\$1,608)	\$4,186	\$13,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,709
Seed/Sod	\$0	\$349	\$1,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,593
Trash Removal	\$282	\$141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$422
Contingency	\$0	\$0	\$536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536
First Aid	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$219	\$93	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312
Training	\$0	\$0	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$771	\$548	\$1,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,367
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$13,645	\$13,645	\$20,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,492
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Course Maintenance</b>	<b>\$65,619</b>	<b>\$78,292</b>	<b>\$88,266</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$232,177</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Administrative Expenditures:</u></b>													
Legal Fees	\$304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$304
Arbitrage	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$342	\$342	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025
Annual Audit	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Insurance	\$5,501	\$5,501	\$6,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,361
Property Taxes	\$0	\$571	\$1,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,535
<b>Total Administrative Expenditures</b>	<b>\$11,095</b>	<b>\$11,362</b>	<b>\$13,614</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,070</b>
<b><u>Reserves:</u></b>													
Renewal & Replacement	\$1,667	\$2,256	\$2,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,846
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$1,667</b>	<b>\$2,256</b>	<b>\$2,924</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,846</b>
<b>Total Revenues</b>	<b>\$112,863</b>	<b>\$146,154</b>	<b>\$130,124</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$389,141</b>
<b>Total Expenditures</b>	<b>\$120,163</b>	<b>\$143,329</b>	<b>\$152,763</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$416,256</b>
<b>Operating Income (Loss)</b>	<b>(\$7,301)</b>	<b>\$2,824</b>	<b>(\$22,638)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$27,115)</b>
<b><u>Non Operating Revenues/(Expenditures):</u></b>													
Spedal Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,589
Interest Income	\$42	\$46	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$13,069)	(\$13,069)	(\$13,069)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$39,206)
Principal Expense	(\$34,167)	(\$34,167)	(\$34,167)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$102,500)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$664)</b>	<b>(\$660)</b>	<b>(\$671)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$1,995)</b>
<b>Net Non Operating Income / (Loss)</b>	<b>(\$7,965)</b>	<b>\$2,164</b>	<b>(\$23,309)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$29,109)</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	\$6,479	\$8,654	\$10,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,877
<b>Total Revenues</b>	<b>\$6,479</b>	<b>\$8,654</b>	<b>\$10,744</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,877</b>
<i>Expenditures</i>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,562
<b>Total Expenditures</b>	<b>\$806</b>	<b>\$6,230</b>	<b>\$8,527</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,562</b>
<b>Operating Income (Loss)</b>	<b>\$5,673</b>	<b>\$2,424</b>	<b>\$2,217</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,314</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:	\$280,237
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  
Special Assessment Receipts - FY2020**

[illegible]

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer	Assessments Outstanding
Debt Service Fund	\$ 2,423,170	63.56%	\$ 2,106,947	\$ (1,148,079)	\$ 958,868	\$ 316,223
General Fund	\$ 808,157	21.20%	\$ 702,693	\$ (702,693)	\$ -	\$ 105,464
Recreation Fund	\$ 580,882	15.24%	\$ 505,077	\$ (275,217)	\$ 229,860	\$ 75,805
	\$ 3,812,209	100.00%	\$ 3,314,716	\$ (2,125,989)	\$ 1,188,727	\$ 497,493

<b>Percentage Collected</b>	<b>86.95%</b>
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**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund- Operations**  
**Prior Month/Year Comparison**

	Actuals 12/31/18	Actuals 12/31/19	Variance	Year to Date 12/31/18	Year to Date 12/31/19	Variance
<i>Revenues:</i>						
Greens Fees	\$109,258	\$ 85,489	\$ (23,769)	\$317,300	\$ 272,389	\$ (44,911)
Gift Cards - Sales	\$3,602	\$ 1,732	\$ (1,870)	\$5,596	\$ 2,910	\$ (2,686)
Gift Cards - Usage	(\$1,780)	\$ (1,119)	\$ 661	(\$3,231)	\$ (2,756)	\$ 476
Season Advance/Trail Fees	\$18,164	\$ 18,608	\$ 445	\$53,159	\$ 50,707	\$ (2,452)
Associate Memberships	\$2,844	\$ 3,634	\$ 790	\$9,717	\$ 9,796	\$ 79
Driving Range	\$5,973	\$ 5,035	\$ (937)	\$16,596	\$ 13,573	\$ (3,023)
Golf Lessons	\$175	\$ 175	\$ -	\$525	\$ 525	\$ -
Merchandise Sales	\$12,429	\$ 10,744	\$ (1,685)	\$31,637	\$ 25,877	\$ (5,761)
Restaurant	\$5,199	\$ 2,617	\$ (2,582)	\$9,273	\$ 5,872	\$ (3,400)
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$5,632	\$ 5,632	\$ -
Miscellaneous Income	\$968	\$ 1,331	\$ 363	\$3,041	\$ 4,616	\$ 1,575
<b>Total Revenues</b>	<b>\$ 158,710</b>	<b>\$ 130,124</b>	<b>\$ (28,585)</b>	<b>\$ 449,244</b>	<b>\$ 389,141</b>	<b>\$ (60,103)</b>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 11,954	\$ 12,681	\$ (727)	\$ 34,170	\$ 35,039	\$ (869)
Restaurant	\$ 739	\$ 894	\$ (155)	\$ 2,604	\$ 2,815	\$ (211)
Golf Operations	\$ 30,832	\$ 25,857	\$ 4,975	\$ 86,525	\$ 87,746	\$ (1,221)
Merchandise Sales	\$ 8,942	\$ 8,527	\$ 416	\$ 22,502	\$ 15,562	\$ 6,939
Golf Course Maintenance	\$ 83,550	\$ 88,266	\$ (4,716)	\$ 254,882	\$ 232,177	\$ 22,704
Administrative	\$ 17,454	\$ 13,614	\$ 3,840	\$ 39,958	\$ 36,070	\$ 3,888
Reserves	\$ 3,124	\$ 2,924	\$ 200	\$ 7,631	\$ 6,846	\$ 785
<b>Total Expenditures</b>	<b>\$ 156,596</b>	<b>\$ 152,763</b>	<b>\$ 3,833</b>	<b>\$ 448,271</b>	<b>\$ 416,256</b>	<b>\$ 32,016</b>
<b>Operating Income/(Loss)</b>	<b>\$ 2,114</b>	<b>\$ (22,638)</b>	<b>\$ (24,752)</b>	<b>\$ 972</b>	<b>\$ (27,115)</b>	<b>\$ (28,087)</b>

## Viera East Cash Flow Analysis FY 2020

**I. Cash Flows:**

<b>Cash Flows:</b>				<b>Actuals</b>			<b>Projections</b>									
	October	November	December	January	February	March	April	May	June	July	August	September	Totals			
<b>Starting Funds</b>																
Carry Forward	\$ 70,203	\$ 62,902	\$ 65,726	\$ 32,753	\$ 20,759	\$ 46,244	\$ 104,958	\$ 195,742	\$ 234,171	\$ 237,177	\$ 227,681	\$ 191,139				
<b>Revenues</b>																
Golf Course	\$ 112,863	\$ 146,154	\$ 130,124	\$ 151,231	\$ 188,958	\$ 222,407	\$ 254,689	\$ 201,988	\$ 166,205	\$ 153,759	\$ 126,533	\$ 139,952	\$ 1,994,863			
Course Operations	\$ 111,625	\$ 144,136	\$ 127,508	\$ 149,695	\$ 187,034	\$ 220,139	\$ 252,089	\$ 199,930	\$ 164,515	\$ 152,197	\$ 125,251	\$ 138,532	\$ 1,972,651			
Restaurant	\$ 1,237	\$ 2,018	\$ 2,617	\$ 1,536	\$ 1,924	\$ 2,268	\$ 2,600	\$ 2,058	\$ 1,690	\$ 1,562	\$ 1,282	\$ 1,420	\$ 22,212			
Total All Cash	\$ 183,065	\$ 209,055	\$ 195,851	\$ 183,983	\$ 209,717	\$ 268,651	\$ 359,647	\$ 397,729	\$ 400,376	\$ 390,937	\$ 354,215	\$ 331,090	\$ 1,994,863			
<b>Expenses</b>																
Golf Course	\$ 120,163	\$ 143,329	\$ 163,098	\$ 163,225	\$ 163,473	\$ 163,693	\$ 163,906	\$ 163,559	\$ 163,198	\$ 163,255	\$ 163,076	\$ 163,164	\$ 1,897,140			
Course Operations	\$ 119,195	\$ 142,377	\$ 162,242	\$ 162,242	\$ 162,242	\$ 162,242	\$ 162,242	\$ 162,242	\$ 162,117	\$ 162,255	\$ 162,255	\$ 162,255	\$ 1,883,906			
Restaurant	\$ 968	\$ 953	\$ 856	\$ 983	\$ 1,231	\$ 1,452	\$ 1,664	\$ 1,317	\$ 1,082	\$ 1,000	\$ 820	\$ 909	\$ 13,234			
Cash Less Expenses	\$ 62,902	\$ 65,726	\$ 32,753	\$ 20,759	\$ 46,244	\$ 104,958	\$ 195,742	\$ 234,171	\$ 237,177	\$ 227,681	\$ 191,139	\$ 167,926				

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

<u>Rounds of Golf</u>					PY	PY	Vs. PY	Vs. PY
	Monthly		Year to Date		Monthly	Year to Date	Monthly	Year to Date
<u>Paid Rounds</u>								
Rounds of Golf- Associate Member	375	12%	1,360	20%	577	1,712	(202)	(352)
Rounds of Golf- CDD Resident	599	19%	2,131	32%	725	2,298	(126)	(167)
Rounds of Golf - Public	1,215	38%	4,254	63%	1,391	4,588	(176)	(334)
Rounds of Golf - Golf Now / EZ Links	135	4%	386	6%	357	895	(222)	(509)
Rounds of Golf- Tournaments	-	0%	-	0%	70	323	(70)	(323)
Rounds of Golf- Misc	-	0%	-	0%	0	0	0	0
Rain Check Issued	(112)	-4%	(3,779)	-56%	(45)	(172)	(67)	(3,607)
Total Paid Rounds	2,212		4,352		3,075	9,644	(863)	(5,292)
<u>Member Rounds</u>								
Rounds of Golf - Members	557	18%	1,749	26%	615	1,853	(58)	(104)
Total Member Rounds	557		1,749		615	1,853	(58)	(104)
<u>Comp Rounds</u>								
Rounds of Golf- Staff/Comp	102	3%	391	6%	140	390	(38)	1
Rounds of Golf- Other Comp	97	3%	268	4%	194	484	(97)	(216)
Total Comp Rounds	199		659		334	874	(135)	(215)
Rounds of Golf- GolfNow EZ Links	203				266	786	(63)	(786)
TOTAL ROUNDS OF GOLF	3,171	94%	6,760	100%	4,227	12,371	(1,056)	(5,611)

<u>Revenues</u>					PY	PY	Vs. PY	Vs. PY
	Monthly		Year to Date		Monthly	Year to Date	Monthly	Year to Date
<u>Greens Fee Revenue</u>								
Rounds of Golf- Associate Member	\$15,140	19%	\$53,037	20%	\$20,896	\$59,607	(\$5,756)	(\$6,570)
Rounds of Golf- CDD Resident	\$20,056	26%	\$70,411	26%	\$21,358	\$65,100	(\$1,302)	\$5,311
Rounds of Golf - Public	\$41,414	53%	\$135,130	51%	\$50,688	\$149,499	(\$9,274)	(\$14,369)
Rounds of Golf - Golf Now / EZ Links	\$5,773	7%	\$15,772	6%	\$14,327	\$34,560	(\$8,554)	(\$18,788)
Rounds of Golf- Tournaments	\$0	0%	\$0	0%	\$1,274	\$10,087	(\$1,274)	(\$10,087)
Rounds of Golf- Misc	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
Rain Check Issued	(\$3,779)	-5%	(\$7,126)	-3%	(\$1,282)	(\$3,862)	(\$2,497)	(\$3,264)
TOTAL GREENS FEE REVENUE	\$78,604	100%	\$267,224	100%	\$107,261	\$314,991	(\$28,657)	(\$47,767)

<u>Average \$ per Round of Golf</u>					PY	PY	Vs. PY	Vs. PY
	Monthly		Year to Date		Monthly	Year to Date	Monthly	Year to Date
<u>Average \$ per round of Golf</u>								
Rounds of Golf- Associate Member	\$40.37		\$39.00		\$36.21	\$34.82	\$4.16	\$4.18
Rounds of Golf- CDD Resident	\$33.48		\$33.04		\$29.46	\$28.33	\$4.02	\$4.71
Rounds of Golf - Public	\$34.09		\$31.77		\$36.44	\$32.58	(\$2.35)	(\$0.82)
Rounds of Golf - Golf Now / EZ Links	\$42.76		\$40.86		\$40.13	\$38.61	\$2.63	\$2.25
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!		\$18.20	\$31.23	#DIV/0!	#DIV/0!
Rounds of Golf- Misc	\$0.00		\$0.00		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Rain Check Issued	\$33.74		\$1.89		\$28.49	\$22.45	\$5.25	(\$20.57)
TOTAL - Average \$ per round of Golf	\$35.54		\$61.40		\$34.88	\$32.66	\$0.65	\$28.74

	Monthly	Year to Date	PY	PY	Vs. PY	Vs. PY
Membership Revenue	\$18,608	\$50,705	\$18,163	\$53,157	\$445	(\$2,452)
Average \$ per round of Golf	\$33.41	\$28.99	\$29.53	\$28.69	\$3.87	\$0.30