

*Viera East Community
Development District*

Agenda

June 24, 2020

AGENDA

Viera East
Community Development District
Revised Meeting Agenda

Wednesday
June 24, 2020
2:00 PM

Multi-Purpose Room, Faith Lutheran Church
5550 Faith Drive
Viera, FL 32955

1. Roll Call
2. Public Comment Period
3. Review and Acceptance of Fiscal Year 2019 Audit Report
4. Fiscal Year 2021 Budget Workshop – Golf Course Fund
5. Staff Reports
 - A. General Manager’s Report
 - B. District Manager’s Report
 - i. Approval of Insurance Commitments and Authorization to Execute Insurance Agreements - ADDED**
 - C. 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. Adjournment

SECTION III

**Viera East
Community Development District
ANNUAL FINANCIAL REPORT
September 30, 2019**

Viera East Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Viera East Community Development District
Brevard County, Florida

Report on the Financial Statements

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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To the Board of Supervisors
Viera East Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the Viera East Community Development District as of September 30, 2019, and the respective changes in financial position and cash flows for the Enterprise Fund and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 12, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Viera East Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2020

**Viera East Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

Management's discussion and analysis of Viera East Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and business-type activities and the change in net position. Governmental activities are primarily supported by special assessments. Business-type activities are supported by charges to the users of those activities, such as golf course a service charges.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities separate from the assets, liabilities, and net position of business-type activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities or business-type activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service. Business-type activities financed by user charges include golf course services.

Fund financial statements present financial information for governmental funds and the enterprise fund. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources. The enterprise fund financial statements provide information on all assets and liabilities of the funds, changes in the economic resources (revenues and expenses), and total economic resources.

**Viera East Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund and Special Revenue Fund. For the enterprise fund, a **statement of fund net position**, a **statement of revenues, expenses, and changes in fund net position**; and a **statement of cash flows** are presented. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing, split between Governmental Activities and Business-type Activities. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land and improvements are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019:

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(5,597,747) (net position). Net investment in capital assets for Governmental Activities was \$(4,909,494). Net investment in capital assets for Business-type Activities was \$(1,658,189). Unrestricted net position for Governmental Activities was \$433,436 and for Business-type Activities was \$186,086. Restricted net position for Governmental Activities was \$333,488 and Business-type Activities was \$16,926.

**Viera East Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Highlights (Continued)

- ◆ Governmental activities revenues and transfers totaled \$3,341,644, while governmental activities expenses totaled \$1,754,454. Business-type Activities revenues totaled \$2,325,469 while Business-type Activities expenses and transfers totaled \$2,046,767.

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position						
	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Current assets	\$ 536,794	\$ 505,094	\$ 281,986	\$ 317,151	\$ 818,780	\$ 822,245
Restricted assets	516,489	497,975	362,395	368,833	878,884	866,808
Capital assets, net	1,565,816	1,940,545	1,191,840	1,253,560	2,757,656	3,194,105
Total Assets	<u>2,619,099</u>	<u>2,943,614</u>	<u>1,836,221</u>	<u>1,939,544</u>	<u>4,455,320</u>	<u>4,883,158</u>
Deferred outflows	<u>67,660</u>	<u>90,213</u>	<u>159,029</u>	<u>187,085</u>	<u>226,689</u>	<u>277,298</u>
Current liabilities	2,327,224	2,223,901	571,244	573,728	2,898,468	2,797,629
Non-current liabilities	4,502,105	6,539,686	2,879,183	3,286,780	7,381,288	9,826,466
Total Liabilities	<u>6,829,329</u>	<u>8,763,587</u>	<u>3,450,427</u>	<u>3,860,508</u>	<u>10,279,756</u>	<u>12,624,095</u>
Net Position						
Net investment in capital assets	(4,909,494)	(6,528,844)	(1,658,189)	(1,961,010)	(6,567,683)	(8,489,854)
Restricted	333,488	269,365	16,926	17,192	350,414	286,557
Unrestricted	433,436	529,719	186,086	209,939	619,522	739,658
Total Net Position	<u>\$ (4,142,570)</u>	<u>\$ (5,729,760)</u>	<u>\$ (1,455,177)</u>	<u>\$ (1,733,879)</u>	<u>\$ (5,597,747)</u>	<u>\$ (7,463,639)</u>

The decrease in capital assets, net for governmental activities is the result of depreciation for the current year.

The decrease in non-current liabilities for governmental activities and business-type activities is primarily the result of principal payments made during the year.

The increase in net position is the result of revenues exceeding expenses in the current year.

**Viera East Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position						
	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
<u>Program Revenues</u>						
Charges for services	\$ 3,246,025	\$ 3,247,490	\$ 2,285,799	\$ 2,333,779	\$ 5,531,824	\$ 5,581,269
<u>General Revenues</u>						
Investment earnings	9,442	5,816	966	804	10,408	6,620
Miscellaneous	56,280	56,283	38,704	25,132	94,984	81,415
Total Revenues	<u>3,311,747</u>	<u>3,309,589</u>	<u>2,325,469</u>	<u>2,359,715</u>	<u>5,637,216</u>	<u>5,669,304</u>
<u>Expenses</u>						
General government	321,716	223,393	-	-	321,716	223,393
Physical environment	965,521	1,029,185	-	-	965,521	1,029,185
Interest on long-term debt	467,217	571,675	-	-	467,217	571,675
Golf course	-	-	2,016,870	2,014,782	2,016,870	2,014,782
Total Expenses	<u>1,754,454</u>	<u>1,824,253</u>	<u>2,016,870</u>	<u>2,014,782</u>	<u>3,771,324</u>	<u>3,839,035</u>
Transfers	<u>29,897</u>	<u>(36,668)</u>	<u>(29,897)</u>	<u>36,668</u>	<u>-</u>	<u>-</u>
Change in Net Position	1,587,190	1,448,668	278,702	381,601	1,865,892	1,830,269
Net Position - Beginning of Year	<u>(5,729,760)</u>	<u>(7,178,428)</u>	<u>(1,733,879)</u>	<u>(2,115,480)</u>	<u>(7,463,639)</u>	<u>(9,293,908)</u>
Net Position - End of Year	<u>\$ (4,142,570)</u>	<u>\$ (5,729,760)</u>	<u>\$ (1,455,177)</u>	<u>\$ (1,733,879)</u>	<u>\$ (5,597,747)</u>	<u>\$ (7,463,639)</u>

The increase in general government for governmental activities is primarily related to litigation expenses.

The decrease in physical environment expenses for governmental activities is the result of the lake bank restoration in the prior year.

The decrease in government activities interest on long-term debt is primarily related to the reduction in outstanding debt.

**Viera East Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2019.

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Land	\$ -	\$ 872,830	\$ 872,830
Infrastructure	10,561,792	-	10,561,792
Improvements other than buildings	12,742	5,905,343	5,918,085
Recreational facilities	-	773,247	773,247
Equipment	266,629	1,426,293	1,692,922
Accumulated depreciation	<u>(9,275,347)</u>	<u>(7,785,873)</u>	<u>(17,061,220)</u>
Total Capital Assets (Net)	<u>\$ 1,565,816</u>	<u>\$ 1,191,840</u>	<u>\$ 2,757,656</u>

The governmental activities capital assets activity in the current year includes depreciation of \$374,729.

Business-type activities changes in the current year include depreciation of \$67,271, and capital asset additions of equipment, \$5,550.

General Fund Budgetary Highlights

The budget exceeded actual expenditures for the year because capital outlay expenditures were less than budgeted amounts.

The budget was amended for the year ended September 30, 2019, for transfers not anticipated in the original budget.

**Viera East Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

Governmental Activities debt includes the following:

In February 2006, the District issued \$15,000,000 Series 2006 Water Management Refunding Bonds. These bonds were issued to refund and retire the Water Management Refunding Bonds, Series 1996A and Water Management Bonds, Series 1996B. As of September 30, 2019, the balance outstanding was \$6,425,000.

In November 2017, the District entered into an equipment finance agreement to acquire a Rain Bird Pump Station. As of September 30, 2019, the balance outstanding was \$126,455.

Business-type Activities debt includes the following:

In March 2012, the District issued \$5,805,000 Series 2012 Special Assessment Revenue Refunding Bonds. These bonds were issued to refund and retire the Series 1996 Special Assessment Revenue Refunding Bonds. As of September 30, 2019 the balance outstanding was \$3,305,000.

Economic Factors and Next Year's Budget

Viera East Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Viera East Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Viera East Community Development District, GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801.

Viera East Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities	Business-type Activities	Total
ASSETS			
Current Assets:			
Cash and equivalents	\$ 313,878	\$ 63,371	\$ 377,249
Investments	247,444	-	247,444
Accounts receivable, net	-	4,805	4,805
Inventory	-	96,966	96,966
Prepaid expenses	12,488	79,828	92,316
Internal balances	(37,016)	37,016	-
Total Current Assets	<u>536,794</u>	<u>281,986</u>	<u>818,780</u>
Non-Current Assets:			
Restricted assets:			
Investments	516,489	362,395	878,884
Capital assets not being depreciated:			
Land	-	872,830	872,830
Capital assets being depreciated:			
Infrastructure	10,561,792	-	10,561,792
Improvements other than buildings	12,742	5,905,343	5,918,085
Recreation facilities	-	773,247	773,247
Equipment	266,629	1,426,293	1,692,922
Less: Accumulated depreciation	(9,275,347)	(7,785,873)	(17,061,220)
Total Non-Current Assets	<u>2,082,305</u>	<u>1,554,235</u>	<u>3,636,540</u>
Total Assets	<u>2,619,099</u>	<u>1,836,221</u>	<u>4,455,320</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amount on refunding	<u>67,660</u>	<u>159,029</u>	<u>226,689</u>
LIABILITIES			
Current Liabilities:			
Accounts payable and accrued expenses	132,426	44,929	177,355
Unearned revenues	-	50,285	50,285
Customer deposits, payable from restricted assets	-	686	686
Accrued interest	153,933	65,344	219,277
Bonds payable	2,020,000	410,000	2,430,000
Note payable	20,865	-	20,865
Total Current Liabilities	<u>2,327,224</u>	<u>571,244</u>	<u>2,898,468</u>
Non-Current Liabilities:			
Bonds payable, net	4,396,515	2,879,183	7,275,698
Note payable	105,590	-	105,590
Total Non-Current Liabilities	<u>4,502,105</u>	<u>2,879,183</u>	<u>7,381,288</u>
Total Liabilities	<u>6,829,329</u>	<u>3,450,427</u>	<u>10,279,756</u>
NET POSITION			
Net investment in capital assets	(4,909,494)	(1,658,189)	(6,567,683)
Restricted for debt service	333,488	16,926	350,414
Unrestricted	433,436	186,086	619,522
Total Net Position	<u>\$ (4,142,570)</u>	<u>\$ (1,455,177)</u>	<u>\$ (5,597,747)</u>

See accompanying notes to financial statements.

Viera East Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Governmental Activities	Business-type Activities	Total
Governmental Activities					
General government	\$ (321,716)	\$ 268,533	\$ (53,183)	\$ -	\$ (53,183)
Physical environment	(965,521)	543,303	(422,218)	-	(422,218)
Interest on long-term debt	(467,217)	2,434,189	1,966,972	-	1,966,972
Total Governmental Activities	<u>(1,754,454)</u>	<u>3,246,025</u>	<u>1,491,571</u>	<u>-</u>	<u>1,491,571</u>
Business-type activities					
Golf course	<u>\$ (2,016,870)</u>	<u>\$ 2,285,799</u>	<u>-</u>	<u>268,929</u>	<u>268,929</u>
General revenues:					
Investment earnings			9,442	966	10,408
Miscellaneous revenues			56,280	38,704	94,984
Total General Revenues			<u>65,722</u>	<u>39,670</u>	<u>105,392</u>
Transfers			<u>29,897</u>	<u>(29,897)</u>	<u>-</u>
Change in Net Position			1,587,190	278,702	1,865,892
Net Position - October 1, 2018			<u>(5,729,760)</u>	<u>(1,733,879)</u>	<u>(7,463,639)</u>
Net Position - September 30, 2019			<u>\$ (4,142,570)</u>	<u>\$ (1,455,177)</u>	<u>\$ (5,597,747)</u>

See accompanying notes to financial statements.

Viera East Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 313,878	\$ -	\$ 313,878
Investments	247,444	-	247,444
Due from other funds	25,029	-	25,029
Prepaid expenses	12,488	-	12,488
Restricted assets:			
Investments, at fair value	-	516,489	516,489
Total Assets	<u>\$ 598,839</u>	<u>\$ 516,489</u>	<u>\$ 1,115,328</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 132,426	\$ -	\$ 132,426
Due to other funds	32,977	29,068	62,045
Total Liabilities	<u>165,403</u>	<u>29,068</u>	<u>194,471</u>
FUND BALANCES			
Nonspendable-prepaid	12,488	-	12,488
Restricted for debt service	-	487,421	487,421
Assigned capital reserves	273,041	-	273,041
Unassigned	147,907	-	147,907
Total Fund Balances	<u>433,436</u>	<u>487,421</u>	<u>920,857</u>
 Total Liabilities and Fund Balances	 <u>\$ 598,839</u>	 <u>\$ 516,489</u>	 <u>\$ 1,115,328</u>

See accompanying notes to financial statements.

Viera East Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	\$ 920,857
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure (\$10,561,792), improvements other than buildings (\$12,742) and equipment (\$266,629), net of accumulated depreciation (\$9,275,347) used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	1,565,816
Long-term liabilities, including bonds payable, (\$6,425,000), net of bond discounts, net, (\$8,485) and note payable (\$126,455) are not due and payable in the current period and therefore, are not reported at the fund level.	(6,542,970)
Deferred outflows of resources are not current financial resources and therefore, are not reported at the fund level.	67,660
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	(153,933)
Net Position of Governmental Activities	<u>\$ (4,142,570)</u>

See accompanying notes to financial statements.

Viera East Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	General	Debt Service	Total Governmental Funds
Revenues:			
Special assessments	\$ 811,836	\$ 2,434,189	\$ 3,246,025
Miscellaneous revenues	56,280	-	56,280
Investment earnings	6,295	3,147	9,442
Total Revenues	<u>874,411</u>	<u>2,437,336</u>	<u>3,311,747</u>
Expenditures:			
Current			
General government	292,005	29,711	321,716
Physical environment	590,792	-	590,792
Debt service			
Principal	19,703	1,910,000	1,929,703
Interest	7,878	479,262	487,140
Total Expenditures	<u>910,378</u>	<u>2,418,973</u>	<u>3,329,351</u>
Excess of revenues over/(under) expenditures	<u>(35,967)</u>	<u>18,363</u>	<u>(17,604)</u>
Other Financing Sources/(Uses)			
Transfers in	35,447	-	35,447
Transfers out	(5,550)	-	(5,550)
Total Other Financing Sources/(Uses)	<u>29,897</u>	<u>-</u>	<u>29,897</u>
Net Change in Fund Balances	(6,070)	18,363	12,293
Fund Balances - October 1, 2018	<u>439,506</u>	<u>469,058</u>	<u>908,564</u>
Fund Balances - September 30, 2019	<u>\$ 433,436</u>	<u>\$ 487,421</u>	<u>\$ 920,857</u>

See accompanying notes to financial statements.

Viera East Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds	\$ 12,293
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(374,729)
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Principal payments are reported as expenditures in the governmental funds, but are reported as reductions of liabilities in the Statement of Net Position.	1,929,703
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Deferred outflows of resources for refunding debt is recognized as a component of interest on long-term debt in the Statement of Activities, but not in the governmental funds. This is the amount of interest in the current year.	(22,553)
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Amortization of bond discount reported in the Statement of Activities does not require the use of current financial resources and therefore, is not reported as an expenditure in governmental funds.	(3,284)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest during the current period.	45,760
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Change in Net Position of Governmental Activities	\$ 1,587,190
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See accompanying notes to financial statements.

Viera East Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 808,156	\$ 808,156	\$ 811,836	\$ 3,680
Miscellaneous revenues	56,280	56,280	56,280	-
Investment earnings	350	350	6,295	5,945
Total Revenues	<u>864,786</u>	<u>864,786</u>	<u>874,411</u>	<u>9,625</u>
Expenditures				
Current				
General government	178,103	189,318	292,005	(102,687)
Physical environment	703,610	605,514	590,792	14,722
Capital outlay	100,000	100,000	-	100,000
Debt service				
Principal	-	-	19,703	(19,703)
Interest	-	-	7,878	(7,878)
Total Expenditures	<u>981,713</u>	<u>894,832</u>	<u>910,378</u>	<u>(15,546)</u>
Excess of revenues over/(under) expenditures	<u>(116,927)</u>	<u>(30,046)</u>	<u>(35,967)</u>	<u>(5,921)</u>
Other Financing Sources/(Uses)				
Transfers in	20,468	20,468	35,447	14,979
Transfers out	-	(189,484)	(5,550)	183,934
Total Other Financing Sources/(Uses)	<u>20,468</u>	<u>(169,016)</u>	<u>29,897</u>	<u>198,913</u>
Net Change in Fund Balances	<u>(96,459)</u>	<u>(199,062)</u>	<u>(6,070)</u>	<u>192,992</u>
Fund Balances - October 1, 2018	<u>283,792</u>	<u>386,395</u>	<u>439,506</u>	<u>53,111</u>
Fund Balances - September 30, 2019	<u>\$ 187,333</u>	<u>\$ 187,333</u>	<u>\$ 433,436</u>	<u>\$ 246,103</u>

See accompanying notes to financial statements.

Viera East Community Development District
STATEMENT OF FUND NET POSITION – ENTERPRISE FUND
September 30, 2019

ASSETS

Current Assets

Cash and equivalents	\$ 63,371
Accounts receivable	2,127
Due from other funds	55,899
Due from other governments	2,678
Prepaid expenses	79,828
Inventories	96,966
Total Current Assets	<u>300,869</u>

Non-Current Assets

Restricted Assets

Investments	362,395
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Capital Assets

Land	872,830
Improvements other than buildings	5,905,343
Buildings	773,247
Equipment	1,426,293
Less: Accumulated depreciation	(7,785,873)

Total Non-Current Assets	<u>1,554,235</u>
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Total Assets	<u>1,855,104</u>
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DEFERRED OUTFLOWS OF RESOURCES

Deferred amount on refunding	<u>159,029</u>
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LIABILITIES

Current Liabilities

Accounts payable and accrued expenses	44,929
Due to other funds	18,883
Customer deposits payable from restricted assets	686
Unearned revenues	50,285
Accrued interest payable	65,344
Bonds payable	410,000
Total Current Liabilities	<u>590,127</u>

Non-Current Liabilities

Bonds payable	2,879,183
Total Liabilities	<u>3,469,310</u>

NET POSITION

Net investment in capital assets	(1,658,189)
Restricted for debt service	16,926
Unrestricted	<u>186,086</u>

Total Net Position	<u>\$ (1,455,177)</u>
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See accompanying notes to financial statements.

Viera East Community Development District
STATEMENT OF REVENUES, EXPENSES AND CHANGES
IN FUND NET POSITION – ENTERPRISE FUND
For the Year Ended September 30, 2019

Operating Revenues:

Charges for services	\$ 1,702,274
Miscellaneous revenues	<u>38,704</u>
Total Operating Revenues	<u>1,740,978</u>

Operating Expenses:

Personal services	818,437
Contractual and professional services	259,406
Supplies and expenses	331,957
Repairs and maintenance	56,694
Utilities	72,517
Rent and lease expense	214,664
Depreciation	<u>67,270</u>
Total Operating Expenses	<u>1,820,945</u>

Operating Income/(Loss)	<u>(79,967)</u>
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Nonoperating Revenues/(Expenses)

Special assessments	583,525
Investment income	966
Interest expense	<u>(195,925)</u>
Total nonoperating revenues/(expenses)	<u>388,566</u>

Net Income before transfers	308,599
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Transfers in	5,550
Transfers out	<u>(35,447)</u>

Change in net position	278,702
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Net Position - October 1, 2018	<u>(1,733,879)</u>
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Net Position - September 30, 2019	<u><u>\$ (1,455,177)</u></u>
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See accompanying notes to financial statements.

Viera East Community Development District
STATEMENT OF CASH FLOWS – ENTERPRISE FUND
For the Year Ended September 30, 2019

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers	\$ 1,691,180
Receipts from other sources	38,704
Payments to suppliers for goods and services	(1,156,640)
Payments to employees for services	(818,437)
Net Cash Provided by Operating Activities	<u>(245,193)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Transfers in	5,550
Transfers out	(35,447)
Net cash provided by noncapital financing activities	<u>(29,897)</u>
CASH FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Special assessment proceeds	583,525
Acquisition and construction of capital assets	(5,550)
Interest payments on long-term debt	(171,638)
Principal payments on bonds payable	(395,000)
Net Cash Provided/(Used) by Investing Activities	<u>11,337</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Proceeds from sales of investments	1,131,950
Purchases of investments	(1,125,512)
Interest on cash and investments	966
Net cash provided by investing activities	<u>7,404</u>
Net increase in cash and cash equivalents	(256,349)
Cash and equivalents - October 1, 2018	<u>319,720</u>
Cash and equivalents - September 30, 2019	<u>\$ 63,371</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income	\$ (79,967)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	67,270
Increase in accounts receivable	(2,137)
Increase in prepaid expenses	(56,120)
Increase in inventories	(11,201)
Increase in due from other funds	(21,608)
Decrease in accounts payable and accrued expenses	(2,355)
Decrease in due to other funds	(130,118)
Decrease in customer deposits	(1,791)
Decrease in unearned revenues	(7,166)
Net Cash Provided by Operating Activities	<u>\$ (245,193)</u>

See accompanying notes to financial statements.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on April 16, 1991, pursuant the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") , as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Viera East Community Development District. The District is governed by a five-member Board of Supervisors who are elected by qualified electors of the District for four year terms. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Viera East Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include separate columns for the governmental and business-type activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

Governmental activities, which normally are supported by special assessments and interest, are reported separately from business-type activities. Program revenues include charges for services and grants and contribution. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net position. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Enterprise Funds

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund operating statements present increases (revenues) and decreases (expenses) in total net position. The District applies all GASB pronouncements as well as FASB Statements and Interpretations, APB Opinions and Accounting Research Bulletins, issued on or before November 30, 1989, which do not conflict with, or contradict, GASB pronouncements.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the revenue and refunding bonds.

b. Enterprise Major Fund

Enterprise Fund – The Enterprise Fund accounts for the operations of the Golf Course, Pro Shop and Restaurant, which are funded by proceeds from operations of these facilities, including green fees, cart fees and member dues in the form of annual special assessments.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

c. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Chapter 280.02, Florida Statutes.

b. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported as "internal balances".

c. Inventories

Inventories are recorded at cost using the first in-first out basis and recognized as expenses as they are consumed.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

e. Capital Assets

Capital assets, which include land, infrastructure, recreation facilities, improvements other than buildings and equipment, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Improvements other than buildings	15 years
Recreational facilities	20 years
Equipment	3-7 years

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190 Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

g. Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future periods. The District reported a deferred amount on refunding on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

h. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$920,857 differs from “net position” of governmental activities, \$(4,142,570), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated as follows:

Capital related items

When capital assets (improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 10,561,792
Improvements other than buildings	12,742
Equipment	266,629
Accumulated depreciation	(9,275,347)
Total	<u>\$ 1,565,816</u>

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	\$ (6,425,000)
Bond discount, net	8,485
Note payable	(126,455)
Total	<u>\$ (6,542,970)</u>

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Deferred outflows of resources

Deferred outflows of resources applicable to the District's governmental activities are not financial resources and therefore, are not reported as fund deferred outflows of resources.

Deferred amount on refunding	\$ <u>67,660</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(153,933)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$12,293, differs from the "change in net position" for governmental activities, \$1,587,190, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ <u>(374,729)</u>
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Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Principal payments	\$ 1,929,703
Amortization of bond discount	<u>(3,284)</u>
Total	<u>\$ 1,926,419</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ 45,760
Decrease in deferred amount on refunding	<u>(22,553)</u>
Total	<u>\$ 23,207</u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$462,540 and the carrying value was \$376,249. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
SBA Local Gov't Surplus Trust Fund		
Florida Prime	37 days *	\$ 247,444
Money Market Account 5 - CT	N/A	<u>878,884</u>
Total		<u>\$ 1,126,328</u>

* Weighted Average Maturity

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – CASH AND INVESTMENTS (CONTINUED)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Money Market 5 - CT is a Level 1 asset.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2019, the District's investment in SBA Local Government Surplus Trust Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in SBA Florida Prime represents 22% of the District's total investments. The remaining 78% is invested in Money Market Account 5 - CT.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value to be temporary.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 10,561,792	\$ -	\$ -	\$ 10,561,792
Improvements other than buildings	12,742	-	-	12,742
Equipment	266,629	-	-	266,629
Total Capital Assets, Being Depreciated	<u>10,841,163</u>	<u>-</u>	<u>-</u>	<u>10,841,163</u>
Less accumulated depreciation for:				
Infrastructure	(8,768,593)	(352,060)	-	(9,120,653)
Improvements other than buildings	(12,742)	-	-	(12,742)
Equipment	(119,283)	(22,669)	-	(141,952)
Total Accumulated Depreciation	<u>(8,900,618)</u>	<u>(374,729)</u>	<u>-</u>	<u>(9,275,347)</u>
Total Capital Assets Depreciated, Net	<u>\$ 1,940,545</u>	<u>\$ (374,729)</u>	<u>\$ -</u>	<u>\$ 1,565,816</u>

Depreciation was charged to physical environment, \$374,729.

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Business-type Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 872,830	\$ -	\$ -	\$ 872,830
Capital assets, being depreciated:				
Improvements other than building	5,905,343	-	-	5,905,343
Recreation facilities	773,247	-	-	773,247
Equipment	1,420,743	5,550	-	1,426,293
Total Capital Assets, Being Depreciated	<u>8,099,333</u>	<u>5,550</u>	<u>-</u>	<u>8,104,883</u>
Less accumulated depreciation for:				
Improvements other than building	(5,589,044)	(31,382)	-	(5,620,426)
Recreation facilities	(773,247)	-	-	(773,247)
Equipment	(1,356,312)	(35,888)	-	(1,392,200)
Total accumulated depreciation	<u>(7,718,603)</u>	<u>(67,270)</u>	<u>-</u>	<u>(7,785,873)</u>
Total capital assets depreciated, net	<u>380,730</u>	<u>(61,720)</u>	<u>-</u>	<u>319,010</u>
Business-type Activities Capital Assets	<u>\$ 1,253,560</u>	<u>\$ (61,720)</u>	<u>\$ -</u>	<u>\$ 1,191,840</u>

Depreciation was charged to the golf course, \$67,270.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2019.

	Balance October 1, 2018	Additions	Reductions	Balance September 30, 2019
<u>Governmental Activities</u>				
Water Management Refunding				
Bonds Series 2006	\$ 8,335,000	\$ -	\$ (1,910,000)	\$ 6,425,000
Notes Payable	146,148	-	(19,703)	126,445
Governmental Activities Long-term Debt	<u>\$ 8,481,148</u>	<u>\$ -</u>	<u>\$ (1,929,703)</u>	<u>\$ 6,551,445</u>
<u>Business-type Activities</u>				
Special Assessment Revenue				
Refunding Bonds Series 2012	<u>\$ 3,700,000</u>	<u>\$ -</u>	<u>\$ (395,000)</u>	<u>\$ 3,305,000</u>

Long-term debt is comprised of the following:

Water Management Refunding Bonds

Governmental Activities:

\$15,000,000 Series 2006 Water Management Refunding Bonds due in annual principal installments beginning May 2015, maturing in May 2022. Interest at a rate of 5.75% is due May 1 and November 1 beginning May 2006. Current portion is \$2,020,000.

\$ 6,425,000

Bond discount, net

(8,485)

Bonds Payable, Net

\$ 6,416,515

The District entered into an equipment finance agreement to acquire a Rain Bird Pump Station on November 15, 2017. The agreement requires 84 monthly payments of \$2,298. The first payment is due on the date the equipment is delivered and the remaining payments are due on the same day of each subsequent month. Current portion is \$20,865.

\$ 126,455

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2020	\$ 2,020,000	\$ 369,438	\$ 2,389,438
2021	2,140,000	253,288	2,393,288
2022	2,265,000	130,238	2,395,238
Totals	<u>\$ 6,425,000</u>	<u>\$ 752,964</u>	<u>\$ 7,177,964</u>

Significant Bond Provisions

The Series 2006 Bonds were issued to currently refund and redeem the Water Management Refunding Bonds, Series 1996A and Water Management Bonds, Series 1996B. The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2006 Bonds are not subject to redemption at the option of the District prior to their maturity. The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the indenture.

Depository Funds

The Bond Indenture establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Bond Indenture provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of notes payable outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2020	\$ 20,865	\$ 6,717	\$ 27,582
2021	22,095	5,487	27,582
2022	23,397	4,184	27,581
2023	24,776	2,805	27,581
2024	26,237	1,345	27,582
2025	9,084	108	9,192
Totals	<u>\$ 126,454</u>	<u>\$ 20,646</u>	<u>\$ 147,100</u>

Business-Type Activities:

Special Assessment Revenue Refunding Bonds

\$5,805,000 Series 2012 Special Assessment Revenue Refunding Bonds due in annual principal installments beginning May 2013, maturing in May 2026. Interest at various rates between 2.5% and 5.0% is due May 1 and November 1 beginning May 2012. Current portion is \$395,000.

\$ 3,305,000

Bond discount, net

(15,817)

Bonds Payable, Net

\$ 3,289,183

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Business-type Activities		
	Principal	Interest	Total
2020	\$ 410,000	\$ 156,825	\$ 566,825
2021	425,000	140,425	565,425
2022	445,000	121,831	566,831
2023	470,000	101,250	571,250
2024	490,000	77,750	567,750
2025-2026	1,065,000	80,500	1,145,500
Totals	<u>\$ 3,305,000</u>	<u>\$ 678,581</u>	<u>\$ 3,983,581</u>

Significant Bond Provisions

The Series 2012 Bonds were issued to currently refund and redeem the Special Assessment Revenue Refunding Bonds, Series 1996. The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the enterprise fund and the District's ability to collect special assessments levied.

The Series 2012 Bonds maturing prior to May 1, 2022 are not subject to redemption at the option of the District prior to their maturity. The bonds maturing on or after May 1, 2023 are subject to redemption prior to maturity at the option of the District at any time after May 1, 2022. The bonds are subject to mandatory redemption requirements in the manner outlined in the Bond Indenture.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2012 Special Assessment Revenue Refunding Bonds Reserve Account is funded from the proceeds of the Bonds in an amount equal to fifty percent of the Maximum Annual Debt Service Requirement. Monies held in the reserve accounts will be used only for the purpose established in the Bond Indenture.

**Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE E – LONG-TERM DEBT (CONTINUED)

The following is a schedule of required reserve deposits as of September 30, 2019:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Revenue Refunding Bonds Series 2012	\$ 280,513	\$ 280,125

NOTE F – OPERATING LEASES

The District leases golf carts and equipment under various operating lease agreements. The lease terms range from 48 to 84 months. During the year, golf cart and equipment lease payments totaled \$189,153. The future estimated minimum lease payments for years ending September 30, are as follows:

<u>Year Ending September 30,</u>	<u>Future Minimum Lease Payments</u>
2020	\$ 196,765
2021	138,013
2022	27,671
2023	2,976
2024	1,488
Total	<u>\$ 366,913</u>

NOTE G – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – DEFICIT FUND EQUITY

At September 30, 2019, the District had an accumulated deficit in the enterprise fund. The accumulated deficit arose primarily from depreciation expense, which is a non-cash item. It is expected that the deficit will be eliminated in subsequent periods through charges for services, including benefit assessments.

NOTE J – INTERFUND BALANCES

Interfund claims at September 30, 2019 consisted of the following:

Payable Fund				
Receivable Fund	General Fund	Debt Service Fund	Enterprise Fund	Total
General Fund	\$ -	\$ 6,146	\$ 18,883	\$ 25,029
Enterprise Fund	32,977	22,922	-	55,899
Total	<u>\$ 32,977</u>	<u>\$ 29,068</u>	<u>\$ 18,883</u>	<u>\$ 80,928</u>

Interfund balances are due to expenditures that are paid by one fund on behalf of another fund or allocated to multiple funds.

Interfund transfers at September 30, 2019 consisted of the following:

Transfers Out			
Transfers In	General Fund	Enterprise Fund	Total
Enterprise Fund	\$ 5,550	\$ -	\$ 5,550
General Fund	-	35,447	35,447
Total	<u>\$ 5,550</u>	<u>\$ 35,447</u>	<u>\$ 40,997</u>

The transfer from the General Fund to the Enterprise Fund was to provide funding for capital assets for the Golf Course. The transfer from the Enterprise Fund to the General Fund was to fund operations.

Viera East Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE K – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District.

NOTE L – OTHER INFORMATION

In August 2015, the District entered into a lease agreement for its restaurant facilities effective October 1, 2015. The original lease was for a three-year period terminating on September 30, 2018, with an option to extend for two one year periods. The base rent for the first year is set to zero. For year two to three, the tenant will pay 8% of gross sales, not including sales tax. If the lease is extended, the payment will increase to 10% of gross sales. The lease was amended in April 2016 to provide for a rent reduction of \$34,036 over the remaining term of the lease, and an additional lease year. The rent reduction term is the period in which the tenant will receive a temporary rent reduction based on a formula specified in the lease until the rent reduction amount is reduced to zero. During the rent reduction term, the tenant will pay 4% of gross sales, not including sales tax through September 30, 2018. If the lease is extended for one year, the payment will increase to 6% of gross sales. After the expiration of the rent reduction term, the percentage rent will return to 6% through September 30, 2018 and 10% for a subsequent year, if any. During the current fiscal year, the District extended the lease through September 30, 2019. During a prior fiscal year, in accordance with the terms of the lease, the District received \$2,000 from the tenant for use of equipment, and a security deposit of \$8,000. Rental revenues for the current fiscal year were \$15,231.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Viera East Community Development District
Brevard County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Viera East Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated June 12, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Viera East Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Viera East Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Viera East Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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To the Board of Supervisors
Viera East Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Viera East Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2020



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Viera East Community Development District
Brevard County, Florida

Report on the Financial Statements

We have audited the financial statements of the Viera East Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated June, 12, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 12, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were included in the preceding financial audit report.

2018-01

Finding: The actual expenditures in the General Fund exceeded the budget which is a violation of Section 189.016, Florida Statutes.

Response: Management will review spending to ensure that expenditures do not exceed appropriations in the future.

Status: The finding was corrected in the current year.

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Certified Public Accountants P.L.

To the Board of Supervisors
Viera East Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Viera East Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Viera East Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Viera East Community Development District. It is management's responsibility to monitor the Viera East Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2019.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2020



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Viera East Community Development District
Brevard County, Florida

We have examined Viera East Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Viera East Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Viera East Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Viera East Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Viera East Community Development District's compliance with the specified requirements.

In our opinion, Viera East Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2020

Fort Pierce / Stuart

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SECTION IV

Viera East

Community Development District

Proposed Budget

FY 2021



Viera East
Community Development District
 Golf Course
 Proposed Operating Budget
 Fiscal Year 2021

Actual	Adopted	Actual	Projected	Total	Proposed
FY 2019	Budget	Thru	Next	Projected	Budget
	FY 2020	4/30/20	5 Months	@ 9/30/20	FY 2021

Number of Rounds

Paid Rounds	37,694	35,250	21,451	12,436	33,887	35,250
Member Rounds	7,120	10,000	5,560	2,730	8,290	10,000
Comp Rounds	3,027	3,000	1,952	1,036	2,988	3,000
EZ Links	3,273	3,000	1,667	938	2,605	3,000
GolfNow	1,518	2,000	1,694	666	2,360	2,000
Total Memberships	70	60	47	13	60	60
<i>Revenue per Round</i>						
Public	\$34	\$35	\$40	\$36	\$38	\$40

Revenues

Greens Fees	\$1,269,343	\$1,460,610	\$850,801	\$448,873	\$1,299,674	\$1,426,357
Gift Cards- Sales	\$11,531	\$25,000	\$5,021	\$2,813	\$7,834	\$25,000
Gift Cards- Usage	(\$15,672)	(\$25,000)	(\$9,634)	(\$5,357)	(\$14,991)	(\$25,000)
Season Advance/Trail Fees	\$202,756	\$210,000	\$128,651	\$74,761	\$203,412	\$210,000
Associate Memberships	\$36,498	\$42,000	\$26,307	\$13,114	\$39,421	\$42,000
Driving Range	\$64,639	\$80,000	\$44,657	\$21,437	\$66,094	\$80,000
Golf Lessons	\$2,100	\$2,100	\$1,225	\$875	\$2,100	\$2,100
Merchandise Sales	\$124,418	\$115,000	\$67,000	\$38,979	\$105,979	\$115,000
Restaurant	\$23,048	\$20,000	\$16,839	\$5,928	\$22,767	\$20,000
Assessments -Recreation Operating	\$22,527	\$22,527	\$13,141	\$9,386	\$22,527	\$18,239
Miscellaneous Income	\$23,473	\$15,000	\$16,813	\$4,308	\$21,121	\$15,000

Total Revenues

\$1,764,662	\$1,967,237	\$1,160,821	\$615,116	\$1,775,938	\$1,928,696
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General Expenditures

Other Contractual Services	\$12,294	\$15,000	\$9,101	\$5,299	\$14,400	\$15,000
Telephone	\$5,267	\$5,500	\$2,069	\$2,419	\$4,488	\$5,500
Postage	\$1,705	\$1,500	\$6,201	\$593	\$6,794	\$2,000
Printing & Binding	\$691	\$1,000	\$0	\$300	\$300	\$1,000
Utilities	\$5,611	\$5,000	\$3,226	\$2,282	\$5,509	\$5,400
Repairs & Maintenance	\$10,143	\$7,000	\$573	\$2,256	\$2,830	\$8,000
Advertising	\$40,453	\$45,000	\$19,510	\$14,731	\$34,241	\$45,000
Bank Charges	\$36,526	\$30,500	\$22,615	\$14,060	\$36,675	\$35,000
Office Supplies	\$5,202	\$4,000	\$2,172	\$1,091	\$3,263	\$4,000
Operating Supplies	\$4,461	\$5,000	\$2,046	\$1,290	\$3,335	\$5,000
Dues, Licenses & Subscriptions	\$8,469	\$8,000	\$5,629	\$2,195	\$7,824	\$8,000
Drug Testing- All departments	\$517	\$200	\$190	\$141	\$331	\$500
Training, Education & Employee Relations	\$3,400	\$3,000	\$2,637	\$315	\$2,952	\$3,000
Contractual Security	\$2,550	\$3,000	\$829	\$1,708	\$2,536	\$3,000
IT Services	\$3,747	\$3,000	\$190	\$812	\$1,002	\$3,000

Total Golf Course Expenditures

\$141,035	\$136,700	\$76,988	\$49,491	\$126,479	\$143,400
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Viera East
Community Development District
 Golf Course
 Proposed Operating Budget
 Fiscal Year 2021

Actual FY 2019	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected @ 9/30/20	Proposed Budget FY 2021
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Restaurant Expenditures

Utilities	\$10,392	\$10,500	\$5,131	\$3,894	\$9,025	\$10,500
Pest Control	\$1,130	\$1,200	\$666	\$476	\$1,141	\$1,200
Equipment Lease	\$1,037	\$1,100	\$684	\$489	\$1,173	\$1,100

Total Restaurant Expenditures	\$12,559	\$12,800	\$6,481	\$4,859	\$11,340	\$12,800
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Golf Operations:

Salaries	\$204,709	\$237,500	\$131,399	\$80,375	\$211,774	\$210,900
Administrative Fee	\$18,093	\$17,793	\$11,809	\$7,996	\$19,805	\$19,957
FICA Expense	\$16,014	\$18,781	\$10,040	\$6,001	\$16,041	\$16,547
Health Insurance	\$678	\$707	\$368	\$397	\$765	\$707
Workers Compensation	\$5,730	\$4,812	\$3,628	\$2,142	\$5,770	\$4,239
Unemployment	\$8,862	\$12,786	\$6,035	\$3,524	\$9,558	\$12,786
Golf Printing	\$0	\$2,200	\$1,206	\$804	\$2,010	\$2,200
Utilities	\$22,000	\$22,500	\$11,425	\$8,341	\$19,766	\$22,500
Repairs	\$525	\$250	\$0	\$500	\$500	\$250
Pest Control	\$1,193	\$1,200	\$666	\$476	\$1,141	\$1,200
Supplies	\$13,329	\$8,000	\$10,318	\$3,796	\$14,114	\$10,000
Uniforms	\$530	\$1,500	\$1,862	\$49	\$1,912	\$1,500
Training, Education & Employee Relations	\$26	\$2,000	\$260	\$0	\$260	\$2,000
Fuel	\$0	\$500	\$0	\$0	\$0	\$500
Cart Lease	\$45,599	\$90,753	\$40,284	\$36,140	\$76,424	\$99,000
Cart Maintenance	\$3,653	\$4,000	\$3,482	\$1,253	\$4,735	\$4,000
Driving Range	\$4,488	\$10,000	\$3,428	\$3,591	\$7,019	\$10,000

Total Golf Operation Expenditures	\$345,428	\$435,282	\$236,209	\$155,386	\$391,595	\$418,286
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Merchandise Sales:

Cost of Goods Sold	\$85,408	\$77,000	\$44,021	\$30,588	\$74,608	\$77,000
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Total Merchandise Sales	\$85,408	\$77,000	\$44,021	\$30,588	\$74,608	\$77,000
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Golf Course Maintenance:

Salaries	\$422,350	\$470,000	\$246,766	\$174,016	\$420,782	\$452,632
Administrative Fees	\$10,767	\$11,867	\$6,409	\$4,430	\$10,839	\$11,919
FICA Expense	\$30,495	\$36,060	\$18,215	\$13,090	\$31,305	\$3,756
Employee Insurance	\$45,723	\$58,245	\$26,327	\$13,790	\$40,117	\$49,336
Workers Compensation	\$11,314	\$11,316	\$6,681	\$4,736	\$11,417	\$11,023
Unemployment	\$6,986	\$7,857	\$5,859	\$1,310	\$7,169	\$8,170
Drug Testing	\$0	\$420	\$0	\$0	\$0	\$0
Consulting Fees	\$6,000	\$6,000	\$3,500	\$2,500	\$6,000	\$6,000
Fire Alarm System	\$814	\$4,000	\$1,239	\$158	\$1,397	\$4,000
Telephone/Internet	\$0	\$500	\$0	\$0	\$0	\$0
Utilities/Water	\$27,332	\$26,200	\$14,967	\$10,187	\$25,154	\$26,200

Viera East
Community Development District
 Golf Course
 Proposed Operating Budget
 Fiscal Year 2021

	Actual FY 2019	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected @ 9/30/20	Proposed Budget FY 2021
Repairs	\$42,372	\$48,000	\$21,338	\$11,053	\$32,391	\$48,000
Fuel & Oil	\$35,882	\$40,000	\$16,774	\$16,774	\$33,547	\$40,000
Pest Control	\$904	\$1,000	\$789	\$385	\$1,174	\$1,000
Irrigation/Drainage	\$31,852	\$30,000	\$8,391	\$6,362	\$14,753	\$30,000
Sand and Topsoil	\$21,323	\$26,500	\$6,665	\$4,850	\$11,515	\$26,500
Flower/Mulch	\$4,401	\$7,000	\$8,177	\$27	\$8,203	\$7,000
Fertilizer	\$124,424	\$139,000	\$70,020	\$58,385	\$128,405	\$139,000
Seed/Sod	\$12,462	\$16,500	\$6,876	\$1,412	\$8,288	\$16,500
Trash Removal	\$1,917	\$2,000	\$986	\$692	\$1,677	\$2,000
Contingency	\$4,522	\$6,000	\$2,679	\$0	\$2,679	\$6,000
First Aid	\$734	\$600	\$562	\$297	\$859	\$800
Office Supplies	\$854	\$1,000	\$114	\$250	\$364	\$1,000
Operating Supplies	\$5,795	\$17,500	\$2,428	\$1,785	\$4,213	\$15,000
Training	\$1,439	\$500	\$909	\$189	\$1,098	\$1,000
Janitorial Supplies	\$84	\$1,500	\$30	\$500	\$530	\$1,000
Soil & Water Testing	\$0	\$1,000	\$0	\$500	\$500	\$1,000
Uniforms	\$8,446	\$8,500	\$4,861	\$3,327	\$8,188	\$8,500
Equipment Rental	\$414	\$2,500	\$0	\$500	\$500	\$2,000
Equipment Lease	\$161,619	\$163,000	\$102,548	\$67,790	\$170,338	\$165,000
Small Tools	\$0	\$500	\$0	\$500	\$500	\$500
Total Golf Course Maintenance	\$1,021,224	\$1,145,065	\$584,107	\$399,794	\$983,901	\$1,084,836
<u>Administrative Expenditures:</u>						
Legal Fees	\$0	\$1,500	\$1,740	\$0	\$1,740	\$1,500
Arbitrage	\$450	\$600	\$350	\$250	\$600	\$600
Dissemination	\$1,000	\$1,000	\$583	\$417	\$1,000	\$1,000
Trustee Fees	\$4,089	\$4,100	\$2,392	\$1,708	\$4,100	\$4,100
Annual Audit	\$1,340	\$1,500	\$875	\$625	\$1,500	\$1,500
Golf Course Administrative Services	\$56,280	\$56,280	\$32,830	\$23,450	\$56,280	\$56,280
Insurance	\$64,819	\$70,000	\$39,364	\$27,504	\$66,868	\$77,000
Property Taxes	\$13,053	\$10,000	\$8,673	\$7,673	\$16,346	\$15,000
Total Administrative Expenditures	\$141,031	\$144,980	\$86,807	\$61,626	\$148,434	\$156,980
<u>Reserves:</u>						
Renewal & Replacement	\$35,446	\$7,940	\$13,129	\$0	\$13,129	\$31,219
Total Reserves	\$35,446	\$7,940	\$13,129	\$0	\$13,129	\$31,219
Total Revenues	\$1,764,662	\$1,967,237	\$1,160,821	\$615,116	\$1,775,938	\$1,928,696
Total Expenditures	\$1,782,131	\$1,959,767	\$1,047,743	\$701,743	\$1,749,486	\$1,924,521
Operating Income (Loss)	(\$17,469)	\$7,470	\$113,079	(\$86,626)	\$26,452	\$4,175

Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2021

Actual FY 2019	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected @ 9/30/20	Proposed Budget FY 2021
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Non Operating Revenues/(Expenditures):

Assessments -Recreation Debt Service	\$575,695	\$558,355	\$325,707	\$232,648	\$558,355	\$560,250
Interest Income	\$968	\$1,000	\$239	\$150	\$389	\$1,000
Interest Expense	(\$171,638)	(\$156,825)	(\$91,481)	(\$65,344)	(\$156,825)	(\$140,425)
Principal Expense	(\$395,000)	(\$410,000)	(\$239,167)	(\$170,833)	(\$410,000)	(\$425,000)

Total Non Operating Revenues/(Expenditures)	\$10,026	(\$7,470)	(\$4,702)	(\$3,379)	(\$8,081)	(\$4,175)
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Net Non Operating Income / (Loss)	(\$7,444)	\$0	\$108,376	(\$90,006)	\$18,371	\$0
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Viera East

Community Development District

Recreational Operating Budget

Revenues:

Greens Fees

Estimated revenue for public paid rounds of golf.

Gift Card- Sales

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

Gift Card- Usage

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

Season Advance/Trail Fees

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

Associate Memberships

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

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

Restaurant

The District's restaurant is leased to Divots Grille, LLC per an agreement with the District and Divots Grille, LLC. The agreement states that Divots Grille, LLC will pay the District six (6%) of gross sales not excluding sales tax through the lease term ending on September 30, 2019.

Description	Annual Amount
Rental Income	\$ 12,000
Other Restaurant Revenue	\$ 8,000
Total	\$ 20,000

Viera East

Community Development District

Recreational Operating Budget

Assessments- Recreation Operations

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

Miscellaneous Income

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

General Expenditures:

Other Contractual Services

Contractual Services include the following contracts:

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

Telephone

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

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

Postage

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

Printing & Binding

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

Viera East
Community Development District
Recreational Operating Budget

Utilities

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

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

Repairs & Maintenance

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

Advertising

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

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Viera East

Community Development District

Recreational Operating Budget

Dues, Licenses & Subscriptions

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

Vendor	Description	Annual Amount
City of Rockledge	Business License	\$ 200
Florida State Golf Association	Membership	\$ 150
Florida State Golf Association	Handicap fees	5000
Brevard County	Business Tax License	\$ 82
FL Space	Membership	\$ 805
Cocoa Beach Regional Chapter	Membership	\$ 535
US Golf Association	Membership	\$ 150
Amazon Prime	Membership	\$ 156
GCSAA	Gold Membership	\$ 435
Contingency		\$ 487
Total		\$ 8,000

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

IT Services

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

Restaurant Expenditures:

Utilities

Estimated costs for the basic utilities for the restaurant:

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	\$ 615	\$ 7,380
City of Cocoa	150351-112664	\$ 250	\$ 3,000
Contingency			\$ 120
Total			\$ 10,500

Viera East

Community Development District

Recreational Operating Budget

Pest Control

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

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 95	\$ 1,141
Contingency		\$ 59
Total		\$ 1,200

Equipment Lease

The expense related to leasing of a dishwasher in the restaurant.

Vendor	Monthly Amount	Annual Amount
Ecolab	\$ 88	\$ 1,054
Contingency		\$ 46
Total		\$ 1,100

Golf Operations Expenditures:

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 3% cost of living increase for qualifying employees.

Administration Fee

Represents fee to Paychex for administration of pay and benefits. Paychex charges an administration fee of \$30.98 per full time employee per pay period and \$22.32 per part-time employee per pay period.

FICA

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

Health Insurance

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

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

Workers Compensation

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

Viera East

Community Development District

Recreational Operating Budget

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for Golf operations:

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

Repairs

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

Pest Control

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

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 95	\$ 1,141
Contingency		\$ 59
Total		\$ 1,200

Supplies

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

Uniforms

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

Training, Education & Employee Relations

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

Fuel

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

Viera East

Community Development District

Recreational Operating Budget

Cart Lease

The expense related to leasing of carts for golf course.

Vendor	Monthly Amount	Annual Amount
TCF Equipment Finance	\$ 6,553	\$ 78,635
TCF Equipment Finance	\$ 242	\$ 2,909
Marlin Business Bank	\$ 236	\$ 2,829
GPS System	\$ 936	\$ 11,232
Yamaha Lease	\$ 164	\$ 1,968
Golf Cart	\$ 97	\$ 1,164
Contingency		\$ 263
Total		\$ 99,000

Cart Maintenance

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

Driving Range Supplies

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

Merchandise Sales

Cost of Goods Sold

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

Golf Course Maintenance:

Salaries & Wages

The District currently has 10 full-time and 4 part-time employee's to handle the golf course maintenance. The proposed amount includes a 3% cost of living increase for qualifying employees.

Administration Fee

Represents fee to Paychex for administration of pay and benefits. Paychex charges an administration fee of \$30.98 per full time employee per pay period and \$22.32 per part-time employee per pay period.

FICA

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

Viera East

Community Development District

Recreational Operating Budget

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Consulting Fees

The District is contracted with Thomas Trammell to give consulting advise on the golf course. Mr. Trammell goes to the District once a month to give the staff a detailed report on the golf course and suggests ways to improve it.

Vendor	Monthly Amount	Annual Amount
Thomas Trammell	\$ 500	\$ 6,000

Fire and Burglary Alarm System

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

Description	Monthly Amount	Annual Amount
System Monitoring	\$ 98	\$ 1,176
Equipment Lease	\$ 233	\$ 2,797
Contingency		\$ 27
Total Annual Budget		\$ 4,000

Utilities/Water

Estimated costs of basic utilities for the maintenance staff:

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

Viera East

Community Development District

Recreational Operating Budget

Fuel & Oil

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

Pest Control

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

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 77	\$ 924
Contingency		\$ 76
Total		\$ 1,000

Irrigation/Drainage

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

Sand/Topsoil

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

Flowers/Mulch

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

Chemicals/Fertilizer

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

Seed/Sod

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

Trash Removal

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

Vendor	Monthly Amount	Annual Amount
Waste Management, Inc.	\$ 131	\$ 1,575
Contingency		\$ 425
Total		\$ 2,000

Contingencies

Funding of unanticipated costs.

Viera East
Community Development District
Recreational Operating Budget

First Aid

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

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

Soil & Water Testing

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

Uniforms

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

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 700	\$ 8,400
Contingency		\$ 100
Total		\$ 8,500

Equipment Rental

Rental of larger capital items required for Course Maintenance.

Viera East

Community Development District

Recreational Operating Budget

Equipment Lease

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

Vendor	Monthly Amount	Annual Amount
DLL Finance LLC	\$ 5,168	\$ 62,013
TCF Equipment Finance	\$ 1,066	\$ 12,792
TCF Equipment Finance	\$ 5,116	\$ 61,392
TCF Equipment Finance	\$ 420	\$ 5,036
TCF Equipment Finance	\$ 372	\$ 4,470
TCF Equipment Finance	\$ 652	\$ 7,828
TCF Equipment Finance	\$ 431	\$ 5,168
TCF Equipment Finance	\$ 248	\$ 2,976
Dex Imaging	\$ 115	\$ 1,380
Contingency		\$ 1,947
Total		\$ 165,000

Small Tools

Represents small tools purchased for golf course maintenance.

Administrative Expenditures:

Legal Fees

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

Arbitrage

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

Dissemination

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

Trustee Fees

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

Annual Audit

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

Viera East

Community Development District

Recreational Operating Budget

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

Description	Annual Amount
Base	\$ 75,000
10% of Maintenance Supervisor	\$ (7,280)
50% of Labor Position	\$ (11,440)
Total	\$5 6,280

Insurance

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

Description	Annual Amount
General Liability	\$ 22,773
Property	\$ 49,803
Crime	\$ 1,122
Pollution Policy	\$ 2,400
Equipment Insurance	\$ 486
Contingency	\$ 416
Total	\$ 77,000

Property Taxes

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

Reserves

Renewal & Replacement

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

SECTION VI

SECTION A

Viera East
Community Development District
Check Register Summary
May 21, 2020 through June 17, 2020

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	5/28/20	3917-3924	\$ 4,583.68
	6/4/20	3925-3926	\$ 2,805.22
	6/11/20	3927-3936	\$ 287,940.22
	6/12/20	3937	\$ 1,066.48
		<u>Sub-Total</u>	<u>\$ 296,395.60</u>
<i>Capital Reserve</i>			
	6/9/20	74	\$ 47,500.00
		<u>Sub-Total</u>	<u>\$ 47,500.00</u>
<i>Golf Course</i>			
	3/19/20	27766-27795	\$ 31,383.49
	6/4/20	27796-27811	\$ 10,676.26
	6/9/20	27812-27835	\$ 12,070.23
	4/9/20	27659-27669	\$ 8,283.30
		<u>Sub-Total</u>	<u>\$ 62,413.28</u>
Total			\$ 406,308.88

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/28/20	00222	5/18/20 169664	202005 330-53800-47100		COMP ROUND OF GOLF CARD	*	220.00	
					ALLEGRA-ROCKLEDGE			220.00 003917
5/28/20	00034	5/14/20 ACCT# 74	202005 340-53800-47300		PARK MAINTENANCE	*	128.21	
					CITY OF COCOA			128.21 003918
5/28/20	00186	2/06/20 22715	202005 340-53800-47900		HAULING/SWAP 30YD CONTAIN	*	240.00	
		5/21/20 23318	202005 340-53800-47900		HAULING/SWAP 30YD CONTAIN	*	240.00	
					DANNY'S RECYCLING & HAULING, INC			480.00 003919
5/28/20	00195	5/21/20 9231720	202005 320-53800-34100		PEST CONTROL	*	328.08	
					ECOLAB PEST ELIMINATION DIV			328.08 003920
5/28/20	00209	5/27/20 60	202005 330-53800-49400		REMOVED 1/2 OAK TREE	*	600.00	
					LELAND'S TREE SERVICE			600.00 003921
5/28/20	00078	5/15/20 126546	202005 340-53800-46000		18" WOOD BOSS CHAIN SAW	*	329.95	
					ROCKLEDGE MOWER & SERVICE			329.95 003922
5/28/20	00202	5/15/20 7214870	202005 340-53800-47400		RAIN BIRD PUMP SYSTEM	*	2,298.44	
					TIIA BANK, INC			2,298.44 003923
5/28/20	00188	5/05/20 91212041	202005 340-53800-54100		UNIFORMS	*	49.75	
		5/12/20 91212052	202005 340-53800-54100		UNIFORMS	*	49.75	
		5/19/20 91212064	202005 340-53800-54100		UNIFORMS	*	49.75	
		5/26/20 91212075	202005 340-53800-54100		UNIFORMS	*	49.75	
					UNIFIRST CORPORATION			199.00 003924
6/04/20	00221	5/20/20 00560736	202005 340-53800-22000		INV000560736 GF MAINT	*	71.22	
					COMBINED INSURANCE COMPANY			71.22 003925
6/04/20	00626	5/20/20 1453259	202005 310-51300-31500		INVOICE 1453259 GEN REP	*	2,734.00	
					SHUTTS & BOWEN LLP			2,734.00 003926

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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	AMOUNTCHECK..... AMOUNT #
6/11/20	00222	6/02/20 902225	202006 330-53800-47100	ENG. COPIES FIRE ALARM	*	16.00	
				ALLEGRA-ROCKLEDGE			16.00 003927
6/11/20	00159	2/24/20 1792148	202006 310-51300-31100	DATA COLLECTION/POND	*	960.00	
				DEWBERRY ENGINEERS, INC.			960.00 003928
6/11/20	00182	6/04/20 23418	202006 340-53800-47900	HAULIN TRASH	*	240.00	
				DANNY'S RECYCLING & HAULING, INC			240.00 003929
6/11/20	00195	5/21/20 9231725	202005 320-53800-34100	PEST CONTROL/RATS COCKROA	*	267.18	
				ECOLAB PEST ELIMINATION DIV			267.18 003930
6/11/20	00231	5/29/20 228	202005 310-51300-31500	PREPARE FOR DEPOSITION	*	487.50	
				FISHKIND LITIGATION SERVICES INC			487.50 003931
6/11/20	00126	6/01/20 376	202006 310-51300-34000	MANAGEMENT FEES JUNE 2020	*	8,370.00	
		6/01/20 376	202006 310-51300-35100	INFORMATION TECH JUNE 20	*	283.33	
		6/01/20 376	202006 310-51300-31700	DISSEMINATION AGENT SRVCS	*	83.33	
		6/01/20 376	202006 310-51300-51000	OFFICE SUPPLIES	*	17.56	
		6/01/20 376	202006 310-51300-42000	POSTAGE	*	3.20	
		6/01/20 376	202006 310-51300-42500	COPIES	*	227.85	
				GOVERNMENTAL MANAGEMENT SERVICES			8,985.27 003932
6/11/20	00043	6/11/20 06112020	202006 340-58100-10300	MAINT RES-MAY&JUNE 2020	*	619.76	
				STATE BOARD OF ADMINISTRATION			619.76 003933
6/11/20	00131	2/25/20 5660041	202006 310-51300-31900	TRUSTEE FEES SERIES 2006	*	6,133.67	
				U.S. BANK			6,133.67 003934
6/11/20	00017	6/11/20 06112020	202006 300-20700-10000	Q2 INTEREST MARCH-MAY REC	*	41,930.28	
		6/11/20 06112020	202006 300-20700-10000	AP 4-23-20 TO 4-30-20	*	6,446.94	

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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	AMOUNTCHECK..... AMOUNT #
6/11/20		06112020	202006 300-20700-10000		*	26,789.50	
		MAY 2020 PAYROLL					
6/11/20		06112020	202006 300-20700-10000		*	12,969.92	
		APRIL 30 20 PAYROLL					
6/11/20		06112020	202006 300-20700-10000		*	7,156.49	
		AP 5-7-20 TO 5-28-20					
6/11/20		06112020	202006 300-20700-10000		*	24.03	
		AP 6-5-20					
VIERA EAST CDD - GOLF COURSE						95,317.16	003935
6/11/20	00134	6/11/20	06112020 202006 300-20700-10100		*	174,913.68	
		Q2 INTEREST MARCH-MAY REC					
VIERA EAST CDD - SERIES 2006						174,913.68	003936
6/12/20	00189	6/04/20	1684837 202006 340-53800-41000		*	1,066.48	
		TELEPHONE INV 1684837					
BLUELINE TELECOM GROUP, LLC						1,066.48	003937
TOTAL FOR BANK A						296,395.60	
TOTAL FOR REGISTER						296,395.60	

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VIERA EAST-SBA FUND
BANK C CAPITAL RESERVES

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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	AMOUNTCHECK..... AMOUNT #
5/28/20	00782	5/28/20 41142	202005 340-57200-51100	OPERATING SUPPLIES	*	25.50	
		5/28/20 41142	202005 320-57200-51100	OPERATING SUPPLIES	*	74.59	
							100.09 027766
A LINEN CONNECTION							
5/28/20	01485	5/15/20 90888024	202005 300-14200-10000	GOLF BALLS	*	394.65	
							394.65 027767
ACUSHNET COMPANY							
5/28/20	00430	5/21/20 I2005217	202005 390-57200-49800	FIRST AID SUPPLIES	*	49.65	
		5/21/20 I2005217	202005 390-57200-49800	FIRST AID SUPPLIES	*	84.55	
							134.20 027768
AMERICAN SAFETY & FIRST AID, INC.							
5/28/20	01370	3/13/20 835610	202005 390-57200-46000	EQUIPMENT REPAIRS	*	474.39	
							474.39 027769
BRONSONS TURF & HORTICULTURE							
5/28/20	00390	5/18/20 93147626	202005 300-14200-10000	INVENTORY-PRO SHOP	*	153.17	
		5/18/20 93147626	202005 300-14200-10000	INVENTORY-PRO SHOP	*	185.97	
							339.14 027770
CALLAWAY							
5/28/20	01481	5/15/20 CGREIMBU	202005 320-57200-51200	REIMBURSE CHRIS GAME	*	100.00	
							100.00 027771
CHRISTOPHER THOMAS GAME							
5/28/20	00024	5/15/20 ACCT# 10	202005 320-57200-43000	UTILITIES	*	70.73	
		5/15/20 ACCT# 31	202005 390-57200-43000	UTILITIES	*	463.50	
		5/19/20 ACCT# 15	202005 320-57200-43000	UTILITIES	*	142.37	
		5/19/20 ACCT# 15	202005 330-57200-43000	UTILITIES	*	142.37	
		5/19/20 ACCT# 15	202005 340-57200-43000	UTILITIES	*	142.37	
							961.34 027772
CITY OF COCOA UTILITIES							
5/28/20	01132	5/21/20 3682663-	202005 300-13100-10000	GF ADMIN	*	173.16	
		5/21/20 3682663-	202005 300-13100-10000	GF MAINT	*	151.13	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/21/20 3682663-	202005 390-57200-22000	GC MAINT	*	313.52	
				COLONIAL LIFE			637.81 027773
5/28/20 00364		5/24/20 DJREIMBU	202005 320-57200-51100	DJ REIMB ACE ISLAND HARDW	*	11.95	
				DAVID JUDY			11.95 027774
5/28/20 01388		5/21/20 AR519168	202005 390-57200-54600	PRINTER INK B/W & COLOR	*	115.78	
				DEX IMAGING			115.78 027775
5/28/20 01335		5/11/20 19648939	202005 390-57200-54600	INSTALLMENT DUE	*	5,167.72	
				DLL FINANCE LLC			5,167.72 027776
5/28/20 01340		5/21/20 0144441-	202005 390-57200-51000	RAKE, ACCUFORM ACE II	*	43.50	
				EASY PICKER GOLF PRODUCTS, INC.			43.50 027777
5/28/20 00947		5/21/20 9231725	202005 330-57200-46400	PEST CONTROL	*	95.11	
		5/21/20 9231725	202005 340-57200-46400	PEST CONTROL	*	95.11	
		5/21/20 9231725	202005 390-57200-46500	PEST CONTROL	*	76.96	
				ECOLAB PEST ELIMINATION			267.18 027778
5/28/20 01427		5/12/20 314211	202005 300-14200-10000	GOLF GRIPS/REPAIR	*	1,043.97	
		5/20/20 314945	202005 300-14200-10000	MARTINI TEE LARGE	*	191.24	
				GLOBAL GOLF SALES			1,235.21 027779
5/28/20 00587		5/15/20 607176	202005 390-57200-46110	FUEL	*	174.58	
		5/15/20 607176	202005 300-13100-10000	FUEL	*	85.98	
		5/15/20 607177	202005 390-57200-46110	FUEL	*	460.56	
		5/15/20 607177	202005 300-13100-10000	FUEL	*	226.83	
				GLOVER OIL COMPANY INC			947.95 027780
5/28/20 00564		5/11/20 47461	202005 390-57200-47300	160/MED TOP DRESS&FREIGHT	*	644.92	
				GOLF SPECIALTIES, INC.			644.92 027781

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 BANK B VIERA EAST-GOLF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/28/20	01127	5/13/20 00100015	202005 300-13100-10000		*	2,261.31	
		GF ADMIN PREMIUM					
		5/13/20 00100015	202005 300-13100-10000		*	1,389.05	
		GF MAINT PREMIUM					
		5/13/20 00100015	202005 390-57200-22000		*	3,811.68	
		GC MAINT PREMIUM					
			HEALTHFIRST HEALTH PLAN				7,462.04 027782
5/28/20	00158	5/13/20 CIN-0003	202005 390-57200-47500		*	386.67	
		CHEMICALS					
		5/13/20 CIN-0003	202005 300-15500-10000		*	773.33	
		PREPAID EXPENSES					
			HOWARD FERTILIZER CO., INC.				1,160.00 027783
5/28/20	01363	5/22/20 49951	202005 390-57200-47100		*	348.00	
		001328-PLAN 5-YR GSP					
			RAIN BIRD INTERNATIONAL, INC.				348.00 027784
5/28/20	01324	5/16/20 ACCT# 41	202005 320-57200-34100		*	12.99	
		AMAZON PRIME					
		5/16/20 ACCT# 41	202005 320-57200-41000		*	106.00	
		CRICKET WIRELESS					
		5/16/20 ACCT# 41	202005 390-57200-51200		*	341.96	
		NORTHERN TOOL & EQUIPMENT					
		5/16/20 ACCT# 41	202005 300-13100-10000		*	219.89	
		AMAZON-ATVPC FRONT CVAXLE					
		5/16/20 ACCT# 41	202005 320-57200-51000		*	123.66	
		BARCODES INC					
		5/16/20 ACCT# 41	202005 300-13100-10000		*	18.13	
		MAILMAN JOEY'S					
		5/16/20 ACCT# 41	202005 340-57200-51100		*	5.85	
		GOLF CART KEY REPLACEMENT					
		5/16/20 ACCT# 41	202005 320-57200-51100		*	25.44	
		AMZN CHEM RESIST GLOVE					
		5/16/20 ACCT# 41	202005 300-13100-10000		*	72.49	
		CUB CADET UTV REBUILD KIT					
		5/16/20 ACCT# 41	202005 320-57200-51200		*	200.00	
		PGA PGM 3.0 QUALIFY LEVEL					
			REGIONS BANK				1,126.41 027785
5/28/20	00603	5/14/20 126496	202005 390-57200-46000		*	128.65	
		LAWN MAINTENANCE PARTS					
		5/20/20 126789	202005 390-57200-46000		*	73.80	
		CARBURETOR, AIR CLEANER					
		5/21/20 126878	202005 390-57200-47100		*	13.95	
		RESIN ABRASIVE WHEEL					
			ROCKLEDGE MOWER & SERVICE				216.40 027786
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/28/20	01334	5/07/20 99081982	202005 390-57200-51100	GLOVE UTILITY BLACK MED	*	33.50	
		5/13/20 99081860	202005 390-57200-51100	COURSE SUPPLIES	*	349.99	
		5/19/20 99746560	202005 390-57200-47100	MISC LANDSCAPING PARTS	*	218.88	
		5/22/20 99886119	202005 390-57200-47100	COURSE SUPPLIES	*	33.60	
							635.97 027787
----- SITEONE LANDSCAPE SUPPLY, LLC -----							
5/28/20	01210	5/16/20 80584298	202005 320-57200-51000	OFFICE SUPPLIES	*	41.85	
		5/16/20 80584298	202005 300-13100-10000	OFFICE SUPPLIES	*	120.46	
							162.31 027788
----- STAPLES ADVANTAGE -----							
5/28/20	00467	5/18/20 212460	202005 390-57200-46000	EQUIPMENT REPAIRS	*	185.38	
							185.38 027789
----- SUN PLUMBING INC -----							
5/28/20	01366	5/08/20 6512477	202005 350-57200-46100	2016 CUSHMAN REFRESHER OA	*	242.41	
		5/08/20 6512477	202005 390-57200-54600	CUSHMAN HAULER 800X	*	419.64	
		5/08/20 6512477	202005 390-57200-54600	TORO SAND PRO	*	430.63	
		5/14/20 6523926	202005 390-57200-54600	2019 CUSHMAN HAULER 800X	*	248.00	
		5/14/20 6523926	202005 350-57200-46100	2020 EZGO RXV ELITE&FREED	*	6,552.90	
		5/19/20 6528778	202005 390-57200-54600	TORO TURF PACKAGE	*	5,115.96	
		5/20/20 6529820	202005 390-57200-54600	KUBOTA, LELY BROAD SPREAD	*	372.48	
							13,382.02 027790
----- TCF NATIONAL BANK -----							
5/28/20	00807	5/05/20 91212041	202005 390-57200-54100	UNIFORMS	*	147.88	
		5/12/20 91212052	202005 390-57200-54100	UNIFORMS	*	147.88	
		5/19/20 91212064	202005 390-57200-54100	UNIFORMS	*	147.88	
		5/26/20 91212075	202005 390-57200-54100	UNIFORMS	*	147.88	
							591.52 027791
----- UNIFIRST CORPORATION -----							
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/28/20	01165	5/11/20 63419489	202005 300-13100-10000		*	130.32	
		GF ADMIN					
		5/11/20 63419489	202005 300-13100-10000		*	200.65	
		GF MAINT					
		5/11/20 63419489	202005 390-57200-22000		*	687.14	
		GC MAINT					
				UNITED HEALTHCARE INSURANCE COMPANY			1,018.11 027792
5/28/20	01206	5/22/20 9106082-	202005 320-57200-34100		*	351.94	
		6 YARD DUMPSTER 3X WEEK					
		5/22/20 9106485-	202005 390-57200-47900		*	140.82	
		6 YARD DUMPSTER 1X WEEK					
				WM CORPORATE SERVICES, INC.			492.76 027793
5/28/20	00117	5/13/20 40954103	202005 390-57200-46000		*	424.07	
		TIRES					
		5/18/20 40954796	202005 390-57200-46000		*	624.97	
		EQUIPMENT REPAIRS					
				WESCOTURF INC.			1,049.04 027794
5/28/20	01397	5/13/20 703430	202005 350-57200-46100		*	97.00	
		1 YTLAR GOLF CAR					
		5/13/20 703486	202005 350-57200-46100		*	164.00	
		1 YULAS GOLF CAR					
				YAMAHA MOTOR FINANCE CORP, USA			261.00 027795
6/04/20	00448	5/28/20 IO555081	202005 340-57200-46000		*	144.54	
		INV IO555081 BUSTER					
				ATCO INTERNATIONAL			144.54 027796
6/04/20	01380	5/02/20 1024	202006 320-57200-54500		*	287.00	
		INV 1024 CARBONITE OFFICE					
				BLACK HOLE MAKERS LLC			287.00 027797
6/04/20	01370	5/22/20 835807	202005 390-57200-47500		*	350.00	
		INV 835807 FOLIAR PAK BIO					
		5/22/20 835807	202005 390-57200-46000		*	77.83	
		INV 835807 ROTARY BLADE					
		6/01/20 835808	202006 390-57200-47500		*	410.94	
		INV 835808 FOLIAR PAK BIO					
				BRONSONS TURF & HORTICULTURE			838.77 027798
6/04/20	01333	5/31/20 05312020	202005 300-34700-00714		*	349.75	
		MAY 15-31 GIFT CARDS					
				DIVOTS GRILLE			349.75 027799

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
6/04/20	00030	5/26/20 7-020-97	202005 320-57200-42000	POSTAGE TO CDD & ATTORNEY	*	69.35	
				FEDEX			69.35 027800
6/04/20	00564	5/26/20 47536	202005 390-57200-47300	INV 47536 TOPDRESSING	*	636.73	
				GOLF SPECIALTIES, INC.			636.73 027801
6/04/20	01392	5/14/20 IC060420	202005 340-57200-51100	ALOE & AFTER SUN GEL	*	25.63	
		5/31/20 052020MI	202005 300-13100-10000	MILEAGE MAY 2020	*	13.39	
				INES CAMPOS			39.02 027802
6/04/20	00483	5/25/20 99002306	202005 300-13100-10000	GF OPERATING SUPPLIES	*	10.64	
		5/25/20 99002306	202005 390-57200-51100	GC OPERATING SUPPLIES	*	138.95	
		5/25/20 99002306	202005 390-57200-51100	GC OPERATING SUPPLIES	*	105.42	
				LOWE'S			255.01 027803
6/04/20	01350	5/29/20 18094166	202005 350-57200-46100	GOLF BALL DISPENSING MACH	*	235.75	
		5/29/20 18094166	202005 300-15500-10000	FIRE & BURGLARY ALARMS	*	511.54	
				MARLIN BUSINESS BANK			747.29 027804
6/04/20	01382	5/13/20 18328	202006 390-57200-47500	PRO PLUS CHEMICALS JUNE	*	893.18	
		5/13/20 18328	202006 300-15500-10000	PRO PLUS CHEM JULY-OCT	*	3,572.72	
				PRO PLUS PRODUCTS, INC.			4,465.90 027805
6/04/20	01210	5/30/20 80585589	202005 320-57200-51100	INV8058558983 SUPPLIES	*	114.44	
				STAPLES ADVANTAGE			114.44 027806
6/04/20	00130	6/02/20 32221304	202006 340-57200-51100	INV322213040 OP SUPPLIES	*	802.80	
				SYSCO			802.80 027807
6/04/20	01468	6/02/20 1163	202006 390-57200-47500	MICRONUTRIENTS	*	246.10	
				TBT TURF SERVICES, LLC			246.10 027808

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/04/20	01366	5/24/20 6534753	202005 390-57200-54600		TORO WORKMAN&PRO SWEEP	*	652.34	
					TCF NATIONAL BANK			652.34 027809
6/04/20	01281	6/01/20 06012020	202006 390-57200-22500		GOLF CONSULTING JUNE 2020	*	500.00	
					THOMAS TRAMMELL			500.00 027810
6/04/20	00117	5/26/20 40956096	202005 390-57200-46000		INV 40956096 SUPPLIES	*	527.22	
					WESCOTURF INC.			527.22 027811
6/11/20	00782	6/11/20 42116	202006 340-57200-51100		MATS INV 42116	*	25.50	
		6/11/20 42116	202006 320-57200-51100		MATS INC 42116	*	74.59	
					A LINEN CONNECTION			100.09 027812
6/11/20	01486	5/21/20 44057289	202005 300-20300-10000		REFUND	*	4,021.38	
					ABBOTT LEONARD			4,021.38 027813
6/11/20	01413	6/02/20 90892575	202006 300-14200-10000		TITLEIST HEADWEAR	*	73.57	
					ACUSHNET COMPANY			73.57 027814
6/11/20	01371	6/22/20 06222020	202006 300-15500-10000		SECURITY SERVICES	*	195.98	
					ADT SECURITY SERVICES			195.98 027815
6/11/20	00987	6/01/20 24598	202006 320-57200-48000		1/4 PAGE ADVERTISEMENT	*	465.00	
					BLUEWATER CREATIVE GROUP INC			465.00 027816
6/11/20	01212	6/08/20 7682	202006 320-57200-34100		ANNUAL INSPECTION	*	284.74	
					BREVARD HOOD PROTECTION & SAFETY			284.74 027817
6/11/20	01370	5/29/20 835831	202005 390-57200-46000		BED KNIFE SHIPPING	*	413.56	
		5/29/20 835832	202005 390-57200-46000		TORO ROTARY BLADE	*	261.00	
					BRONSONS TURF & HORTICULTURE			674.56 027818
6/11/20	01344	6/09/20 S58866	202006 320-57200-46000		PMA ON EQUIPMENT/FILTERS	*	270.00	
					DIAL PLUMBING & A/C INC.			270.00 027819

VIER --VIERA EAST-- HSMITH

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 6/17/20

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*** CHECK DATES 05/21/2020 - 06/17/2020 ***

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 #
6/11/20	01394	6/02/20 70779488	202006 330-57200-54600	RENTAL	*	97.78	
				ECOLAB			97.78 027820
6/11/20	01326	5/21/20 03424121	202005 390-57200-47100	STATION SWITCHES GSP	*	205.43	
		6/01/20 03456621	202005 390-57200-47100	GOLF PART ROTOR	*	282.68	
		6/01/20 03456621	202006 390-57200-47100	GOLF PARTS/SUPPLIES	*	811.91	
				FIS OUTDOOR			1,300.02 027821
6/11/20	00076	6/04/20 14629825	202006 300-13100-10500	GAS/UTILITIES	*	183.99	
				FLORIDA CITY GAS			183.99 027822
6/11/20	00587	5/30/20 606596	202005 390-57200-46100	DIESEL	*	212.93	
		5/30/20 606596	202005 300-13100-10000	DIESEL	*	104.87	
				GLOVER OIL COMPANY INC			317.80 027823
6/11/20	00097	6/04/20 276986	202006 320-57200-42500	SCORECARDS	*	400.90	
		6/04/20 276986	202006 300-15500-10000	SCORECARDS	*	801.80	
				GOLF ASSOCIATES SCORECARD COMPANY			1,202.70 027824
6/11/20	01417	4/01/20 B2BSI730	202004 320-57200-46000	OVERPAYMENT	*	350.00-	
		5/08/20 INV00012	202005 320-57200-48000	MAY SOCIAL MEDIA ELITE	*	350.00	
		6/05/20 INV00015	202006 320-57200-48000	SOCIAL MEDIA ELITE	*	350.00	
				GOLFNOW			350.00 027825
6/11/20	01372	6/27/20 27164481	202006 320-57200-34100	FINANCIAL SERVICES	*	120.32	
		6/27/20 27164481	202006 300-13100-10000	FINANCIAL SERVICES	*	120.31	
				GREAT AMERICA FINANCIAL SVCS			240.63 027826
6/11/20	01071	6/01/20 377	202006 310-57200-31700	DISSEMINATION AGENT SRVCS	*	83.33	
				GOVERNMENTAL MANAGEMENT SERVICES			83.33 027827

VIER --VIERA EAST-- HSMITH

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 6/17/20

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*** CHECK DATES 05/21/2020 - 06/17/2020 ***

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 #
6/11/20	00180	6/04/20 121825	202006 390-57200-46110	AUTO SUPPLIES	*	203.19	
				NAPA AUTO PARTS			203.19 027828
6/11/20	00709	5/29/20 1045830A	202006 320-57200-54000	MEMBERSHIP FEE	*	250.00	
				NATIONAL GOLF FOUNDATION			250.00 027829
6/11/20	01358	5/31/20 07883333	202005 390-57200-46000	AIR PRESSURE	*	28.90	
				NEXAIR, LLC			28.90 027830
6/11/20	01210	6/06/20 80586305	202006 320-57200-51000	OFFICE SUPPLIES	*	66.49	
				STAPLES ADVANTAGE			66.49 027831
6/11/20	01366	5/29/20 6541354	202006 390-57200-54600	TORO REELMASTER PAYMENT	*	1,065.98	
				TCF NATIONAL BANK			1,065.98 027832
6/11/20	01421	5/31/20 0520-TR7	202005 300-13100-10000	COBRA 0520-TR70465	*	8.33	
		5/31/20 0520-TR7	202005 300-13100-10000	COBRA 0520-TR70465	*	33.33	
		5/31/20 0520-TR7	202005 300-15500-10000	COBRA 0520-TR70465	*	58.34	
				WAGEWORKS, INC.			100.00 027833
6/11/20	00117	6/04/20 40958054	202006 390-57200-46000	AIR/ENGINE/FUEL&OIL FLTR	*	233.10	
				WESCOTURF INC.			233.10 027834
6/11/20	01397	6/15/20 706680	202006 350-57200-46100	GOLF CAR MONTHLY PAYMENT	*	97.00	
		6/15/20 706738	202006 350-57200-46100	GOLF CAR MONTHLY PAYMENT	*	164.00	
				YAMAHA MOTOR FINANCE CORP, USA			261.00 027835
TOTAL FOR BANK B						62,413.28	
TOTAL FOR REGISTER						62,413.28	

VIER --VIERA EAST-- HSMITH

SECTION B



**Viera East
Community Development
District**

Unaudited Financial Reporting

May 31, 2020



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Viera East
Community Development District
 Combined Balance Sheet
 May 31, 2020

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Golf Course/Recreation</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>					
Operating Account	\$649,849	\$6,642	---	\$224,773	\$881,265
Accounts Receivable	---	---	---	\$1,308	\$1,308
Rent Receivable	---	---	---	\$1,366	\$1,366
Due From Golf Course	\$79,649	---	---	---	\$79,649
Due From General Fund	---	---	\$174,914	\$95,464	\$270,377
Due From Capital Reserve	---	---	---	\$837	\$837
Due from Debt Service	\$17,262	---	---	\$44,743	\$62,006
Due from Other	---	---	---	\$2,678	\$2,678
Due from Capital Projects	---	---	---	\$26,181	\$26,181
Inventory - Pro Shop	---	---	---	\$110,323	\$110,323
<i>Investments:</i>					
State Board	---	\$234,575	---	---	\$234,575
Benefit Assessment- Series 2012	---	---	---	\$4,085	\$4,085
Reserve - Series 2012	---	---	---	\$280,141	\$280,141
Bond Service 2006	---	---	\$334,268	---	\$334,268
Improvements (Net of Depreciation)	---	---	---	\$1,189,988	\$1,189,988
Prepaid Expenses- Debt	---	---	---	\$136,667	\$136,667
Prepaid Expenses- Operations	\$6,407	---	---	\$72,024	\$78,431
Total Assets	\$753,167	\$241,218	\$509,182	\$2,190,578	\$3,694,144
<i>Liabilities</i>					
Accounts Payable	\$3,560	---	---	\$9,619	\$13,179
Accrued Expenses	\$16,264	---	---	\$1,098	\$17,362
Deferred Revenue- Season Advance	---	---	---	\$102,567	\$102,567
Deferred Revenue- Special Assessments O&M	---	---	---	\$7,509	\$7,509
Deferred Revenue- Special Assessments Debt	---	---	---	\$166,934	\$166,934
Deposit-Divots Grill	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$17,262	\$79,649	\$96,911
Accrued Interest Payable	---	---	---	\$19,242	\$19,242
Sales Tax Payable	---	---	---	\$11,418	\$11,418
Event Deposits	---	---	---	(\$4,629)	(\$4,629)
Due to Golf Course	\$95,464	\$837	\$44,743	---	\$141,044
Due to Debt Service	\$174,914	---	---	---	\$174,914
Accrued Payroll Payable	\$4,518	---	---	\$9,670	\$14,188
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	---	---	---	(\$1,314,194)	(\$1,314,194)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$6,407	---	---	---	\$6,407
Unassigned	\$276,042	---	---	---	\$276,042
Assigned- Capital Reserve Fund	---	\$240,381	---	---	\$240,381
Restricted for Debt Service	---	---	\$447,176	---	\$447,176
Total Liabilities, Fund Equity, Other	\$753,167	\$241,218	\$509,182	\$2,190,578	\$3,694,144

Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
<u>Revenues</u>				
Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$1
Golf Course Administrative Services	\$56,280	\$37,520	\$37,520	\$0
Interest Income	\$100	\$67	\$5	(\$62)
Total Revenues	\$864,536	\$845,743	\$845,682	(\$61)

Administrative Expenditures

Supervisors Fees	\$30,496	\$20,331	\$13,407	\$6,924
Engineering Fees	\$5,000	\$3,333	\$3,985	(\$652)
Attorney's Fees	\$5,000	\$3,333	\$5,854	(\$2,521)
Dissemination	\$1,000	\$667	\$667	\$0
Trustee Fees	\$5,600	\$3,733	\$3,733	(\$0)
Annual Audit	\$6,500	\$4,333	\$4,333	(\$0)
Collection Agent	\$2,500	\$1,667	\$1,667	\$0
Management Fees	\$100,440	\$66,960	\$66,960	\$0
Postage	\$1,500	\$1,000	\$2,081	(\$1,081)
Printing & Binding	\$2,500	\$1,667	\$799	\$867
Insurance- Liability	\$7,293	\$4,862	\$4,531	\$331
Legal Advertising	\$2,500	\$1,667	\$0	\$1,667
Other Current Charges	\$1,500	\$1,000	\$443	\$557
Office Supplies	\$3,000	\$2,000	\$265	\$1,735
Dues & Licenses	\$175	\$117	\$117	(\$0)
Information Technology	\$3,400	\$2,267	\$2,267	\$0
Total Administrative	\$178,404	\$118,936	\$111,108	\$7,828

Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
<u>Operating Expenditures</u>				
Salaries	\$141,817	\$94,545	\$95,601	(\$1,056)
Administrative Fee	\$1,566	\$1,044	\$1,080	(\$36)
FICA Expense	\$10,849	\$7,233	\$6,735	\$498
Employee Insurance	\$8,551	\$5,701	\$10,273	(\$4,572)
Workers Compensation	\$2,780	\$1,853	\$2,611	(\$758)
Unemployment	\$853	\$569	\$840	(\$271)
Other Contractual	\$7,000	\$4,667	\$5,610	(\$943)
Training	\$500	\$333	\$0	\$333
Uniforms	\$500	\$333	\$0	\$333
Total Operating	\$174,416	\$116,277	\$122,749	(\$6,472)
<u>Maintenance Expenditures</u>				
Canal Maintenance	\$14,000	\$9,333	\$0	\$9,333
Lake Bank Restoration	\$60,000	\$55,950	\$55,950	\$0
Environmental Services	\$20,000	\$13,333	\$4,210	\$9,123
Water Management System	\$99,000	\$66,000	\$66,269	(\$269)
Control Burns	\$15,000	\$10,000	\$0	\$10,000
Contingencies	\$5,000	\$3,333	\$985	\$2,348
Fire Line Maintenance	\$5,000	\$3,333	\$1,275	\$2,058
Basin Repair	\$4,000	\$2,667	\$1,585	\$1,082
Total Maintenance	\$222,000	\$163,950	\$130,274	\$33,676

Viera East
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
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Grounds Maintenance Expenditures

Salaries	\$154,278	\$102,852	\$92,945	\$9,907
Administrative Fees	\$3,695	\$2,463	\$2,398	\$66
FICA	\$11,802	\$7,868	\$6,915	\$953
Health Insurance	\$16,867	\$11,245	\$10,821	\$424
Workers Compensation	\$3,024	\$2,016	\$2,538	(\$522)
Unemployment	\$2,120	\$1,413	\$1,860	(\$447)
Telephone	\$5,000	\$3,333	\$3,569	(\$236)
Utilities	\$5,000	\$3,333	\$4,353	(\$1,019)
Property Appraiser	\$1,990	\$1,990	\$1,988	\$3
Insurance	\$1,395	\$930	\$1,008	(\$78)
Repairs	\$12,000	\$8,000	\$21,332	(\$13,332)
Fuel	\$7,500	\$5,000	\$8,919	(\$3,919)
Park Maintenance	\$3,000	\$2,000	\$505	\$1,495
Sidewalk Maintenance	\$5,000	\$5,000	\$11,118	(\$6,118)
Chemicals	\$5,000	\$3,333	\$2,505	\$828
Contingencies	\$5,000	\$3,333	\$735	\$2,598
Refuse	\$8,000	\$5,333	\$4,386	\$947
Office Supplies	\$750	\$500	\$176	\$324
Uniforms	\$3,000	\$2,000	\$1,679	\$321
Fire Alarm System	\$4,000	\$2,667	\$1,364	\$1,303
Rain Bird Pump System	\$27,576	\$18,384	\$18,388	(\$4)
Maintenance Reserve - Transfer Out	\$3,719	\$2,479	\$2,479	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$0	\$0

Total Grounds Maintenance	\$289,716	\$195,474	\$201,983	(\$6,509)
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Total Expenditures	\$864,536	\$594,637	\$566,115	\$28,523
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Excess Revenue/(Expenditures)	\$0	\$279,567
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Beginning Fund Balance	\$0	\$178,881
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Ending Fund Balance	\$0	\$458,448
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Viera East
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending May 31, 2020

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
<u>Revenues</u>				
Interest Income	\$2,500	\$1,667	\$2,858	\$1,191
Reserve Funding - Transfer In (General)	\$3,719	\$2,479	\$2,479	\$0
Reserve Funding - Transfer In (Golf)	\$7,940	\$5,293	\$13,129	\$7,836
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
Total Revenues	\$14,159	\$9,439	\$18,465	\$9,026
<u>Expenditures</u>				
Capital Outlay	\$100,000	\$100,000	\$127,231	(\$27,231)
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$100,000	\$127,231	(\$27,231)
Excess Revenues/(Expenditures)	(\$110,841)		(\$108,765)	
Beginning Fund Balance	\$283,792		\$349,146	
Ending Fund Balance	\$172,950		\$240,381	

Viera East Community Development District

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending May 31, 2020

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<i>FY2020</i>			
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
1/23/20	Landscape Depot of Brevard Inc	Landscaping	\$ 836.78
3/31/20	Regions Bank	Wire Fee	\$ 15.00
4/9/20	Regions Bank	Wire Fee	\$ 15.00
4/9/20	Shutts & Bowen LLP	Litigation Services	\$ 30,410.70
Total			<u>\$ 127,230.51</u>

Viera East
Community Development District
Debt Service Fund
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
<u>Revenues</u>				
Special Assessments	\$2,376,297	\$2,376,297	\$2,376,297	\$0
Interest Income	\$1,500	\$1,000	\$948	(\$52)
Total Revenues	\$2,377,797	\$2,377,297	\$2,377,245	(\$52)
<u>Expenditures</u>				
<u>Series 2006</u>				
Interest-11/1	\$184,719	\$184,719	\$184,719	\$0
Interest-5/1	\$184,719	\$184,719	\$184,719	\$0
Principal-5/1	\$2,020,000	\$2,020,000	\$2,020,000	\$0
Total Expenditures	\$2,389,438	\$2,389,438	\$2,389,438	\$0
Excess Revenues/(Expenditures)	(\$11,641)		(\$12,192)	
Beginning Fund Balance	\$466,966		\$459,368	
Ending Fund Balance	\$455,326		\$447,176	

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	3,278	2,979	299	24,729	25,955	(1,226)
Member Rounds	10,000	883	845	38	6,443	7,363	(920)
Comp Rounds	3,000	590	254	337	2,542	2,209	333
EZ Links	3,000	181	254	(73)	1,848	2,142	(294)
GolfNow	2,000	292	169	123	1,986	1,473	513
Total Memberships	60	5	-	5	61	60	1
<i>Revenue per Round</i>							
Paid Rounds	\$41	\$30	\$34	(\$4)	\$38	\$43	(\$4)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,460,610	\$99,426	\$102,243	(\$2,817)	\$950,227	\$1,111,524	(\$161,297)
Gift Cards - Sales	\$25,000	\$716	\$1,750	(\$1,034)	\$5,737	\$19,025	(\$13,288)
Gift Cards - Usage	(\$25,000)	(\$551)	(\$1,750)	\$1,199	(\$10,185)	(\$19,025)	\$8,840
Season Advance/Trail Fees	\$210,000	\$17,803	\$14,700	\$3,103	\$146,454	\$159,810	(\$13,356)
Associate Memberships	\$42,000	\$2,291	\$2,940	(\$649)	\$28,598	\$31,962	(\$3,364)
Driving Range	\$80,000	\$7,043	\$5,600	\$1,443	\$51,700	\$60,880	(\$9,180)
Golf Lessons	\$2,100	\$175	\$147	\$28	\$1,400	\$1,598	(\$198)
Merchandise Sales	\$115,000	\$8,607	\$8,050	\$557	\$75,607	\$87,515	(\$11,908)
Restaurant	\$20,000	\$1,870	\$1,400	\$470	\$18,710	\$15,220	\$3,490
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$15,018	\$15,012	\$6
Miscellaneous Income	\$15,000	\$1,280	\$1,250	\$31	\$18,094	\$9,996	\$8,098
Total Revenues	\$1,967,237	\$140,538	\$138,206	\$2,333	\$1,301,360	\$1,493,517	(\$192,158)
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,215	\$1,250	\$35	\$10,125	\$9,996	(\$129)
Telephone/Internet	\$5,500	\$106	\$458	\$352	\$2,175	\$3,665	\$1,490
Postage	\$1,500	\$90	\$125	\$35	\$6,291	\$1,000	(\$5,292)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$666	\$666
Utilities	\$5,000	\$479	\$417	(\$63)	\$3,705	\$3,332	(\$373)
Repairs & Maintenance	\$7,000	\$0	\$583	\$583	\$573	\$4,665	\$4,091
Advertising	\$45,000	\$1,248	\$3,749	\$2,500	\$20,758	\$29,988	\$9,230
Bank Charges	\$30,500	\$3,099	\$2,541	(\$558)	\$25,714	\$20,325	(\$5,389)
Office Supplies	\$4,000	\$166	\$333	\$168	\$2,338	\$2,666	\$328
Operating Supplies	\$5,000	\$337	\$417	\$80	\$2,383	\$3,332	\$949
Dues, Licenses & Subscriptions	\$8,000	\$0	\$666	\$666	\$5,629	\$5,331	(\$298)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$190	\$133	(\$57)
Training, Education & Employee Relations	\$3,000	\$359	\$250	(\$109)	\$2,995	\$1,999	(\$996)
Contractual Security	\$3,000	\$191	\$250	\$59	\$1,210	\$1,999	\$789
IT Services	\$3,000	\$0	\$250	\$250	\$190	\$1,999	\$1,809
Total Golf Course Expenditures	\$136,700	\$7,289	\$11,387	\$4,098	\$84,277	\$91,097	\$6,819

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Restaurant Expenditures							
Utilities	\$10,500	\$481	\$887	\$406	\$5,612	\$7,731	\$2,119
Pest Control	\$1,200	\$95	\$101	\$6	\$761	\$884	\$123
Equipment Lease	\$1,100	\$98	\$93	(\$5)	\$782	\$810	\$28
Total Restaurant Expenditures	\$12,800	\$674	\$1,082	\$408	\$7,155	\$9,425	\$2,269
Golf Operation Expenditures							
Salaries	\$237,500	\$19,098	\$19,791	\$693	\$150,497	\$158,327	\$7,830
Administrative Fee	\$17,793	\$1,760	\$1,483	(\$277)	\$13,569	\$11,862	(\$1,707)
FICA Expense	\$18,781	\$1,461	\$1,565	\$104	\$11,501	\$12,520	\$1,019
Health Insurance	\$707	\$0	\$59	\$59	\$368	\$471	\$103
Workers Compensation	\$4,812	\$522	\$401	(\$121)	\$4,150	\$3,208	(\$942)
Unemployment	\$12,786	\$993	\$1,065	\$72	\$7,028	\$8,524	\$1,496
Golf Printing	\$2,200	\$0	\$183	\$183	\$1,206	\$1,467	\$261
Utilities	\$22,500	\$1,337	\$1,875	\$538	\$12,762	\$15,000	\$2,238
Repairs	\$250	\$145	\$21	(\$124)	\$145	\$167	\$22
Pest Control	\$1,200	\$95	\$100	\$5	\$761	\$800	\$39
Supplies	\$8,000	\$493	\$667	\$174	\$10,811	\$5,333	(\$5,477)
Uniforms	\$1,500	\$883	\$125	(\$758)	\$2,745	\$1,000	(\$1,745)
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$260	\$1,333	\$1,073
Fuel	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Cart Lease	\$90,753	\$8,464	\$7,563	(\$901)	\$48,748	\$60,502	\$11,754
Cart Maintenance	\$4,000	\$0	\$333	\$333	\$3,482	\$2,667	(\$815)
Driving Range	\$10,000	\$0	\$833	\$833	\$3,428	\$6,667	\$3,239
Total Golf Operation Expenditures	\$435,282	\$35,250	\$36,273	\$1,022	\$271,459	\$290,180	\$18,721
Merchandise Sales							
Cost of Goods Sold	\$77,000	\$4,651	\$6,417	\$1,766	\$48,671	\$51,333	\$2,662
Total Merchandise Sales	\$77,000	\$4,651	\$6,417	\$1,766	\$48,671	\$51,333	\$2,662

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$470,000	\$36,402	\$39,167	\$2,764	\$283,168	\$313,333	\$30,165
Administrative Fees	\$11,867	\$903	\$989	\$86	\$7,312	\$7,911	\$599
FICA Expense	\$36,060	\$2,736	\$3,005	\$269	\$20,951	\$24,040	\$3,089
Employee Insurance	\$58,245	\$4,318	\$4,854	\$536	\$30,645	\$38,830	\$8,185
Workers Compensation	\$11,316	\$992	\$943	(\$49)	\$7,673	\$7,544	(\$129)
Unemployment	\$7,857	\$189	\$655	\$465	\$6,048	\$5,238	(\$810)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$280	\$280
Consulting Fees	\$6,000	\$500	\$500	\$0	\$4,000	\$4,000	\$0
Fire Alarm System	\$4,000	\$171	\$333	\$163	\$1,409	\$2,667	\$1,258
Telephone/Internet	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Utilities/Water	\$26,200	\$2,241	\$2,183	(\$57)	\$17,208	\$17,467	\$259
Repairs	\$48,000	\$4,311	\$4,000	(\$311)	\$25,649	\$32,000	\$6,351
Fuel & Oil	\$40,000	\$1,856	\$3,333	\$1,477	\$18,630	\$26,667	\$8,037
Pest Control	\$1,000	\$77	\$83	\$6	\$866	\$667	(\$199)
Irrigation/Drainage	\$30,000	\$1,485	\$2,500	\$1,015	\$9,875	\$20,000	\$10,125
Sand and Topsoil	\$26,500	\$1,282	\$2,208	\$927	\$7,946	\$17,667	\$9,720
Flower/Mulch	\$7,000	\$350	\$583	\$233	\$8,527	\$4,667	(\$3,860)
Fertilizer	\$139,000	\$15,983	\$11,583	(\$4,400)	\$86,003	\$92,667	\$6,663
Seed/Sod	\$16,500	\$1,244	\$1,375	\$131	\$8,120	\$11,000	\$2,880
Trash Removal	\$2,000	\$282	\$167	(\$115)	\$1,267	\$1,333	\$66
Contingency	\$6,000	\$536	\$500	(\$36)	\$3,214	\$4,000	\$786
First Aid	\$600	\$134	\$50	(\$84)	\$696	\$400	(\$296)
Office Supplies	\$1,000	\$44	\$83	\$40	\$158	\$667	\$509
Operating Supplies	\$17,500	\$929	\$1,458	\$529	\$3,357	\$11,667	\$8,309
Training	\$500	\$342	\$42	(\$300)	\$1,251	\$333	(\$917)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$30	\$1,000	\$970
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$667	\$667
Uniforms	\$8,500	\$592	\$708	\$117	\$5,452	\$5,667	\$214
Equipment Rental	\$2,500	\$0	\$208	\$208	\$0	\$1,667	\$1,667
Equipment Lease	\$163,000	\$13,589	\$13,583	(\$5)	\$116,136	\$108,667	(\$7,469)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Total Golf Course Maintenance	\$1,145,065	\$91,486	\$95,422	\$3,936	\$675,593	\$763,377	\$87,783

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Administrative Expenditures							
Legal Fees	\$1,500	\$0	\$125	\$125	\$1,740	\$1,000	(\$740)
Arbitrage	\$600	\$20	\$50	\$30	\$370	\$400	\$30
Dissemination	\$1,000	\$83	\$83	\$0	\$667	\$667	\$0
Trustee Fees	\$4,100	\$342	\$342	(\$0)	\$2,733	\$2,733	(\$0)
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,000	\$1,000	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$37,520	\$37,520	\$0
Insurance	\$70,000	\$5,501	\$5,833	\$333	\$44,865	\$46,667	\$1,802
Property Taxes	\$10,000	\$1,535	\$833	(\$701)	\$10,208	\$6,667	(\$3,542)
Total Administrative Expenditures	\$144,980	\$12,296	\$12,082	(\$214)	\$99,103	\$96,653	(\$2,450)
Renewal & Replacement	\$7,940	\$0	\$662	\$662	\$13,129	\$5,293	(\$7,835)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$7,940	\$0	\$662	\$662	\$13,129	\$5,293	(\$7,835)
Total Revenues	\$1,967,237	\$140,538	\$138,206	\$2,333	\$1,301,360	\$1,493,517	(\$192,158)
Total Expenditures	\$1,959,767	\$151,646	\$163,323	\$11,677	\$1,199,389	\$1,307,358	\$107,969
Operating Income (Loss)	\$7,470	(\$11,108)	(\$25,118)	\$14,010	\$101,971	\$186,159	(\$84,188)
Non Operating Revenues/(Expenditures)							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$372,236	\$372,237	(\$0)
Interest Income	\$1,000	\$5	\$83	(\$78)	\$244	\$667	(\$423)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$156,825)	(\$13,069)	(\$13,069)	\$0	(\$104,550)	(\$104,550)	\$0
Principal Expense	(\$410,000)	(\$34,167)	(\$34,167)	(\$0)	(\$273,333)	(\$273,333)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,470)	(\$701)	(\$623)	(\$78)	(\$5,403)	(\$4,980)	(\$423)
Change in Net Assets	\$0	(\$11,808)	(\$25,740)	\$13,932	\$96,568	\$181,179	(\$84,611)
Beginning Net Assets	\$0	----	----	----	(\$1,410,762)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,314,194)	----	----

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	\$19,283	\$13,842	\$7,030	\$26,867	\$38,442	\$0	\$0	\$0	\$0	\$808,157
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$37,520
Interest Income	\$0	\$0	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Total Revenues	\$4,690	\$387,588	\$324,484	\$23,973	\$18,537	\$11,720	\$31,557	\$43,132	\$0	\$0	\$0	\$0	\$845,682
<i>Administrative Expenditures</i>													
Supervisors Fees	\$3,588	\$920	\$688	\$1,387	\$2,551	\$2,551	\$335	\$1,387	\$0	\$0	\$0	\$0	\$13,407
Engineering Fees	\$0	\$480	\$0	\$0	\$0	\$1,875	\$670	\$960	\$0	\$0	\$0	\$0	\$3,985
Attorney's Fees	\$2,404	\$0	\$0	\$0	\$0	\$0	\$229	\$3,222	\$0	\$0	\$0	\$0	\$5,854
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$3,733
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$4,333
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$1,667
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$66,960
Postage	\$265	\$96	\$389	\$23	\$367	\$284	\$396	\$262	\$0	\$0	\$0	\$0	\$2,081
Printing & Binding	\$82	\$221	\$342	\$44	\$44	\$66	\$0	\$0	\$0	\$0	\$0	\$0	\$799
Insurance- Liability	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$0	\$0	\$0	\$0	\$4,531
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$25	\$79	\$46	\$23	\$119	\$23	\$92	\$36	\$0	\$0	\$0	\$0	\$443
Office Supplies	\$21	\$21	\$41	\$20	\$21	\$20	\$0	\$120	\$0	\$0	\$0	\$0	\$265
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$117
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$2,267
Total Administrative	\$16,919	\$12,352	\$12,041	\$12,031	\$13,636	\$15,353	\$12,256	\$16,521	\$0	\$0	\$0	\$0	\$111,108
<i>Operating Expenditures</i>													
Salaries	\$12,066	\$12,980	\$10,870	\$12,479	\$10,196	\$12,798	\$11,862	\$12,349	\$0	\$0	\$0	\$0	\$95,601
Administration Fee	\$137	\$146	\$124	\$142	\$124	\$137	\$133	\$137	\$0	\$0	\$0	\$0	\$1,080
FICA Expense	\$903	\$985	\$719	\$853	\$746	\$826	\$812	\$891	\$0	\$0	\$0	\$0	\$6,735
Health Insurance	\$424	\$872	\$2,742	\$1,310	\$1,120	\$1,281	\$612	\$1,912	\$0	\$0	\$0	\$0	\$10,273
Workers Compensation	\$330	\$354	\$297	\$341	\$298	\$330	\$324	\$337	\$0	\$0	\$0	\$0	\$2,611
Unemployment	\$0	\$0	\$0	\$546	\$90	\$100	\$100	\$4	\$0	\$0	\$0	\$0	\$840
Other Contractual	\$667	\$718	\$667	\$688	\$688	\$595	\$716	\$872	\$0	\$0	\$0	\$0	\$5,610
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
Total Operating	\$14,527	\$16,055	\$15,420	\$16,360	\$13,262	\$16,068	\$14,558	\$16,501	\$0	\$0	\$0	\$0	\$122,749

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	\$37,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,950
Environmental Services	\$2,620	\$320	\$0	\$0	\$989	\$0	\$61	\$220	\$0	\$0	\$0	\$0	\$4,210
Water Management System	\$8,059	\$8,087	\$9,087	\$8,087	\$7,887	\$9,287	\$7,887	\$7,887	\$0	\$0	\$0	\$0	\$66,269
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$985
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$975	\$0	\$300	\$0	\$0	\$0	\$0	\$1,275
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$1,585	\$0	\$0	\$0	\$0	\$0	\$0	\$1,585
Total Maintenance	\$10,679	\$26,452	\$9,087	\$46,977	\$8,876	\$11,847	\$7,948	\$8,407	\$0	\$0	\$0	\$0	\$130,274
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$11,474	\$12,005	\$10,134	\$11,946	\$10,472	\$11,861	\$12,348	\$12,706	\$0	\$0	\$0	\$0	\$92,945
Administrative Fees	\$305	\$324	\$275	\$314	\$275	\$305	\$295	\$305	\$0	\$0	\$0	\$0	\$2,398
FICA	\$852	\$901	\$749	\$885	\$776	\$879	\$917	\$957	\$0	\$0	\$0	\$0	\$6,915
Health Insurance	\$1,100	\$1,385	\$1,463	\$1,371	\$1,227	\$1,381	\$1,245	\$1,649	\$0	\$0	\$0	\$0	\$10,821
Workers Compensation	\$314	\$328	\$277	\$326	\$286	\$324	\$337	\$347	\$0	\$0	\$0	\$0	\$2,538
Unemployment	\$22	\$24	\$20	\$836	\$450	\$297	\$160	\$50	\$0	\$0	\$0	\$0	\$1,860
Telephone	\$432	\$535	\$529	\$519	\$517	\$519	\$519	\$0	\$0	\$0	\$0	\$0	\$3,569
Utilities	\$628	\$516	\$525	\$487	\$487	\$514	\$655	\$540	\$0	\$0	\$0	\$0	\$4,353
Property Appraiser	\$0	\$1,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,988
Insurance- Property	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$0	\$0	\$0	\$0	\$1,008
Repairs	\$4,835	\$3,733	\$1,369	\$688	\$797	\$9,031	\$275	\$604	\$0	\$0	\$0	\$0	\$21,332
Fuel	\$1,159	\$1,189	\$1,495	\$986	\$1,065	\$1,215	\$952	\$858	\$0	\$0	\$0	\$0	\$8,919
Park Maintenance	\$0	\$0	\$0	\$0	\$0	\$505	\$0	\$0	\$0	\$0	\$0	\$0	\$505
Sidewalk Repair	\$0	\$11,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,118
Chemicals	\$435	\$207	\$0	\$337	\$529	\$0	\$998	\$0	\$0	\$0	\$0	\$0	\$2,505
Contingencies	\$0	\$0	\$0	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$735
Refuse	\$240	\$0	\$720	\$786	\$480	\$960	\$480	\$720	\$0	\$0	\$0	\$0	\$4,386
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$111	\$54	\$11	\$0	\$0	\$0	\$0	\$176
Uniforms	\$232	\$186	\$232	\$186	\$196	\$249	\$199	\$199	\$0	\$0	\$0	\$0	\$1,679
Fire Alarm System	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$0	\$0	\$0	\$0	\$1,364
Rain Bird Pump System	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,299	\$2,298	\$0	\$0	\$0	\$0	\$18,388
Maintenance Reserve- Transfer Out	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$2,479
Maintenance Reserve- Transfer Out (PY Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$24,933	\$37,343	\$20,693	\$23,306	\$20,463	\$31,055	\$22,339	\$21,851	\$0	\$0	\$0	\$0	\$201,983
Total Expenditures	\$67,057	\$92,201	\$57,241	\$98,674	\$56,237	\$74,323	\$57,101	\$63,280	\$0	\$0	\$0	\$0	\$566,115
Excess Revenue/(Expenditures)	(\$62,367)	\$295,387	\$267,244	(\$74,702)	(\$37,700)	(\$62,604)	(\$25,544)	(\$20,148)	\$0	\$0	\$0	\$0	\$279,567

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	3,054	3,621	4,235	2,945	3,278	0	0	0	0	24,729
Member Rounds	574	647	566	955	807	1,061	950	883	0	0	0	0	6,443
Comp Rounds	192	259	187	380	316	366	252	590	0	0	0	0	2,542
EZ Links	157	245	191	302	362	232	178	181	0	0	0	0	1,848
GolfNow	105	165	147	196	324	444	313	292	0	0	0	0	1,986
<i>Revenue per Round</i>													
Paid Rounds	\$31	\$38	\$39	\$44	\$47	\$40	\$35	\$30	\$0	\$0	\$0	\$0	\$305
<i>Revenues:</i>													
Greens Fees	\$79,719	\$107,182	\$85,489	\$135,425	\$170,915	\$167,889	\$104,181	\$99,426	\$0	\$0	\$0	\$0	\$950,227.34
Gift Cards - Sales	\$294	\$884	\$1,732	\$371	\$893	\$635	\$213	\$716	\$0	\$0	\$0	\$0	\$5,737
Gift Cards - Usage	(\$179)	(\$1,458)	(\$1,119)	(\$2,432)	(\$1,833)	(\$1,819)	(\$795)	(\$551)	\$0	\$0	\$0	\$0	(\$10,185)
Season Advance/Trail Fees	\$15,718	\$16,380	\$18,608	\$19,936	\$19,337	\$20,130	\$18,542	\$17,803	\$0	\$0	\$0	\$0	\$146,454
Associate Memberships	\$2,765	\$3,397	\$3,634	\$8,216	\$3,555	\$2,607	\$2,133	\$2,291	\$0	\$0	\$0	\$0	\$28,598
Driving Range	\$3,577	\$4,961	\$5,035	\$7,698	\$8,168	\$7,006	\$8,212	\$7,043	\$0	\$0	\$0	\$0	\$51,700
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$1,400
Merchandise Sales	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$0	\$0	\$0	\$0	\$75,607
Restaurant	\$1,237	\$2,018	\$2,617	\$2,027	\$3,507	\$2,372	\$3,061	\$1,870	\$0	\$0	\$0	\$0	\$18,710
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$15,018
Miscellaneous Income	\$1,201	\$2,083	\$1,331	\$2,330	\$3,362	\$4,524	\$1,983	\$1,280	\$0	\$0	\$0	\$0	\$18,094
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$222,053	\$215,332	\$150,298	\$140,538	\$0	\$0	\$0	\$0	\$1,301,360
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$2,147	\$1,180	\$812	\$1,403	\$782	\$1,590	\$996	\$1,215	\$0	\$0	\$0	\$0	\$10,125
Telephone/Internet	\$393	\$289	\$393	\$393	\$393	\$104	\$104	\$106	\$0	\$0	\$0	\$0	\$2,175
Postage	\$3,074	\$3,080	\$47	\$0	\$0	\$0	\$0	\$90	\$0	\$0	\$0	\$0	\$6,291
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$481	\$483	\$474	\$517	\$400	\$358	\$513	\$479	\$0	\$0	\$0	\$0	\$3,705
Repairs & Maintenance	\$117	\$20	\$287	\$250	\$0	\$0	(\$1,00)	\$0	\$0	\$0	\$0	\$0	\$573
Advertising	\$1,989	\$3,559	\$4,503	\$2,987	\$2,444	\$2,430	\$1,598	\$1,248	\$0	\$0	\$0	\$0	\$20,758
Bank Charges	\$1,669	\$2,301	\$3,021	\$2,653	\$4,043	\$4,545	\$4,382	\$3,099	\$0	\$0	\$0	\$0	\$25,714
Office Supplies	\$221	\$258	\$314	\$120	\$242	\$772	\$245	\$166	\$0	\$0	\$0	\$0	\$2,338
Operating Supplies	\$224	\$149	\$177	\$499	\$149	\$254	\$593	\$337	\$0	\$0	\$0	\$0	\$2,383
Dues, Licenses & Subscriptions	\$150	\$0	\$150	\$100	\$4,729	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$5,629
Drug Testing - All Departments	\$142	\$0	\$0	\$47	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$190
Training, Education & Employee Relations	\$20	\$165	\$2,268	\$165	\$0	\$0	\$18	\$359	\$0	\$0	\$0	\$0	\$2,995
Contractual Security	\$0	\$246	\$0	\$196	\$196	\$191	\$191	\$191	\$0	\$0	\$0	\$0	\$1,210
IT Services	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$190
Total Golf Course Expenditures	\$10,628	\$11,730	\$12,445	\$9,331	\$13,379	\$10,435	\$9,041	\$7,289	\$0	\$0	\$0	\$0	\$84,277
<i>Restaurant Expenditures:</i>													
Utilities	\$775	\$760	\$701	\$686	\$836	\$768	\$605	\$481	\$0	\$0	\$0	\$0	\$5,612
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$761
Equipment Lease	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$0	\$0	\$0	\$0	\$782
Total Restaurant Expenditures	\$968	\$953	\$894	\$879	\$1,029	\$961	\$798	\$674	\$0	\$0	\$0	\$0	\$7,155

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Golf Operations:</u>													
Salaries	\$17,027	\$20,356	\$13,890	\$19,181	\$17,657	\$20,778	\$22,508	\$19,098	\$0	\$0	\$0	\$0	\$150,497
Administrative Fee	\$1,720	\$1,918	\$1,490	\$1,754	\$1,535	\$1,744	\$1,647	\$1,760	\$0	\$0	\$0	\$0	\$13,569
FICA Expense	\$1,290	\$1,557	\$1,063	\$1,467	\$1,351	\$1,590	\$1,722	\$1,461	\$0	\$0	\$0	\$0	\$11,501
Health Insurance	\$46	\$54	\$54	\$54	\$54	\$54	\$54	\$0	\$0	\$0	\$0	\$0	\$368
Workers Compensation	\$504	\$556	\$380	\$524	\$475	\$576	\$613	\$522	\$0	\$0	\$0	\$0	\$4,150
Unemployment	\$649	\$675	\$409	\$1,264	\$1,005	\$1,036	\$998	\$993	\$0	\$0	\$0	\$0	\$7,028
Golf Printing	\$0	\$402	\$402	\$402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,206
Utilities	\$1,640	\$1,645	\$1,697	\$1,436	\$1,766	\$1,623	\$1,618	\$1,337	\$0	\$0	\$0	\$0	\$12,762
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145	\$0	\$0	\$0	\$0	\$145
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$761
Supplies	\$681	\$751	\$1,163	\$1,689	\$1,243	\$1,183	\$3,607	\$493	\$0	\$0	\$0	\$0	\$10,811
Uniforms	\$0	\$0	\$1,778	\$0	\$84	\$0	\$0	\$883	\$0	\$0	\$0	\$0	\$2,745
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	\$1,578	\$6,961	\$7,992	\$7,528	\$8,227	\$8,464	\$0	\$0	\$0	\$0	\$48,748
Cart Maintenance	\$1,709	\$521	(\$546)	\$1,392	\$120	\$287	\$0	\$0	\$0	\$0	\$0	\$0	\$3,482
Driving Range	\$0	\$0	\$0	\$3,174	\$0	\$0	\$254	\$0	\$0	\$0	\$0	\$0	\$3,428
Total Golf Operation Expenditures	\$29,381	\$32,508	\$23,712	\$39,394	\$33,377	\$36,493	\$41,343	\$35,250	\$0	\$0	\$0	\$0	\$271,459
<u>Merchandise Sales:</u>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
Total Merchandise Sales	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
<u>Golf Course Maintenance:</u>													
Salaries	\$34,970	\$38,528	\$32,514	\$37,480	\$32,323	\$36,167	\$34,784	\$36,402	\$0	\$0	\$0	\$0	\$283,168
Administrative Fees	\$940	\$958	\$815	\$932	\$815	\$903	\$1,046	\$903	\$0	\$0	\$0	\$0	\$7,312
FICA Expense	\$2,599	\$2,910	\$2,392	\$2,776	\$2,393	\$2,678	\$2,467	\$2,736	\$0	\$0	\$0	\$0	\$20,951
Employee Insurance	\$2,209	\$4,974	\$3,720	\$3,672	\$4,820	\$3,750	\$3,182	\$4,318	\$0	\$0	\$0	\$0	\$30,645
Workers Compensation	\$953	\$1,048	\$889	\$1,022	\$881	\$986	\$902	\$992	\$0	\$0	\$0	\$0	\$7,673
Unemployment	\$129	\$178	\$147	\$2,488	\$1,419	\$1,035	\$464	\$189	\$0	\$0	\$0	\$0	\$6,048
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	\$0	\$0	\$0	\$0	\$4,000
Fire Alarm System	\$171	\$171	\$216	\$171	\$171	\$171	\$171	\$171	\$0	\$0	\$0	\$0	\$1,409
Telephone/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$2,440	\$2,089	\$2,043	\$1,886	\$1,916	\$1,932	\$2,661	\$2,241	\$0	\$0	\$0	\$0	\$17,208
Repairs	\$2,721	\$3,896	\$1,827	\$3,449	\$2,144	\$3,382	\$3,919	\$4,311	\$0	\$0	\$0	\$0	\$25,649
Fuel & Oil	\$2,353	\$2,413	\$3,036	\$2,297	\$2,275	\$2,467	\$1,931	\$1,856	\$0	\$0	\$0	\$0	\$18,630
Pest Control	\$327	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$866
Irrigation/Drainage	\$1,120	\$1,140	\$1,328	\$1,540	\$922	\$1,554	\$787	\$1,485	\$0	\$0	\$0	\$0	\$9,875
Sand and Topsoil	\$0	\$353	\$84	\$954	\$3,073	\$1,231	\$970	\$1,282	\$0	\$0	\$0	\$0	\$7,946
Flower/Mulch	\$678	\$95	\$2,295	\$1,185	\$2,988	\$936	\$0	\$350	\$0	\$0	\$0	\$0	\$8,527
Fertilizer	(\$1,608)	\$4,186	\$13,131	\$11,834	\$12,500	\$14,538	\$15,439	\$15,983	\$0	\$0	\$0	\$0	\$86,003
Seed/Sod	\$0	\$349	\$1,244	\$1,244	\$1,244	\$1,552	\$1,244	\$1,244	\$0	\$0	\$0	\$0	\$8,120
Trash Removal	\$282	\$141	\$0	\$282	\$0	\$141	\$141	\$282	\$0	\$0	\$0	\$0	\$1,267
Contingency	\$0	\$0	\$536	\$536	\$536	\$536	\$536	\$536	\$0	\$0	\$0	\$0	\$3,214
First Aid	\$199	\$0	\$0	\$160	\$0	\$0	\$202	\$134	\$0	\$0	\$0	\$0	\$696
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$114	\$0	\$44	\$0	\$0	\$0	\$0	\$158
Operating Supplies	\$219	\$93	\$0	\$0	\$301	\$1,514	\$301	\$929	\$0	\$0	\$0	\$0	\$3,357
Training	\$0	\$0	\$223	\$0	\$686	\$0	\$0	\$342	\$0	\$0	\$0	\$0	\$1,251
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$0	\$30
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$771	\$548	\$1,048	\$560	\$585	\$757	\$592	\$592	\$0	\$0	\$0	\$0	\$5,452
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$13,645	\$13,645	\$20,202	\$15,323	\$12,579	\$13,588	\$13,565	\$13,589	\$0	\$0	\$0	\$0	\$116,136
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$65,619	\$78,292	\$88,266	\$90,366	\$85,146	\$90,509	\$85,909	\$91,486	\$0	\$0	\$0	\$0	\$675,593

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Administrative Expenditures:</u>													
Legal Fees	\$304	\$0	\$0	\$531	\$0	\$905	\$0	\$0	\$0	\$0	\$0	\$0	\$1,740
Arbitrage	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$20	\$0	\$0	\$0	\$0	\$370
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$0	\$0	\$0	\$0	\$2,733
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$1,000
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$37,520
Insurance	\$5,501	\$5,501	\$6,360	\$5,501	\$5,501	\$5,501	\$5,501	\$5,501	\$0	\$0	\$0	\$0	\$44,865
Property Taxes	\$0	\$571	\$1,964	\$1,535	\$1,535	\$1,535	\$1,535	\$1,535	\$0	\$0	\$0	\$0	\$10,208
Total Administrative Expenditures	\$11,095	\$11,362	\$13,614	\$12,856	\$12,325	\$13,230	\$12,325	\$12,296	\$0	\$0	\$0	\$0	\$99,103
<u>Reserves:</u>													
Renewal & Replacement	\$1,667	\$2,256	\$2,924	\$2,602	\$3,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,129
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$1,667	\$2,256	\$2,924	\$2,602	\$3,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,129
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$222,053	\$215,332	\$150,298	\$140,538	\$0	\$0	\$0	\$0	\$1,301,360
Total Expenditures	\$120,163	\$143,329	\$150,382	\$163,388	\$155,325	\$157,441	\$157,713	\$151,646	\$0	\$0	\$0	\$0	\$1,199,389
Operating Income (Loss)	(\$7,301)	\$2,824	(\$20,258)	\$20,610	\$66,728	\$57,891	(\$7,415)	(\$11,108)	\$0	\$0	\$0	\$0	\$101,971
<u>Non Operating Revenues/(Expenditures):</u>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,529	\$46,530	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$0	\$372,236
Interest Income	\$42	\$46	\$35	\$36	\$36	\$30	\$13	\$5	\$0	\$0	\$0	\$0	\$244
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$13,069)	(\$13,069)	(\$13,069)	(\$13,069)	(\$13,069)	(\$13,069)	(\$13,069)	(\$13,069)	\$0	\$0	\$0	\$0	(\$104,550)
Principal Expense	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	\$0	\$0	\$0	\$0	(\$273,333)
Total Non Operating Revenues/(Expenditures)	(\$664)	(\$660)	(\$671)	(\$670)	(\$670)	(\$676)	(\$692)	(\$701)	\$0	\$0	\$0	\$0	(\$5,403)
Net Non Operating Income / (Loss)	(\$7,965)	\$2,164	(\$20,928)	\$19,940	\$66,058	\$57,215	(\$8,108)	(\$11,808)	\$0	\$0	\$0	\$0	\$96,568

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	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$0	\$0	\$0	\$0	\$75,607
Total Revenues	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$0	\$0	\$0	\$0	\$75,607
<i>Expenditures</i>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
Total Expenditures	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
Operating Income (Loss)	\$5,673	\$2,424	\$2,217	\$415	\$5,709	\$4,123	\$2,418	\$3,956	\$0	\$0	\$0	\$0	\$26,935

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

Series 2006 Water Management Refunding Bonds	
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)
Less: May 1, 2020 Principal	(\$2,020,000)
Current Bonds Outstanding	\$4,405,000

(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.

Series 2012 Special Assessment Revenue Bonds	
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:	\$280,141
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)
Less: May 1, 2020 Principal	(\$410,000)
Current Bonds Outstanding	\$2,895,000

**Viera East
Community Development District
Special Assessment Receipts - FY2020**

[illegible]

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 2,376,297	63.15%	\$ 2,376,297	\$ (2,376,297)	\$ -
General Fund	\$ 808,157	21.48%	\$ 808,157	\$ (808,157)	\$ -
Recreation Fund	\$ 578,489	15.37%	\$ 578,307	\$ (561,698)	\$ 16,609
	\$ 3,762,943	100.00%	\$ 3,762,761	\$ (3,746,152)	\$ 16,609

Percentage Collected	100.00%
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- (1) FY20 1st Quarter
(2) FY20 2nd Quarter
(3) Tax Certificate Sale

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

	Actuals			Year to Date		
	5/31/19	5/31/20	Variance	5/31/19	5/31/20	Variance
<i>Revenues:</i>						
Greens Fees	\$98,053	\$ 99,426	\$ 1,374	\$1,014,609	\$ 950,227	\$ (64,382)
Gift Cards - Sales	\$919	\$ 716	\$ (203)	\$9,561	\$ 5,737	\$ (3,824)
Gift Cards - Usage	(\$543)	\$ (551)	\$ (8)	(\$12,045)	\$ (10,185)	\$ 1,860
Season Advance/Trail Fees	\$14,908	\$ 17,803	\$ 2,895	\$146,841	\$ 146,454	\$ (387)
Associate Memberships	\$1,817	\$ 2,291	\$ 474	\$29,783	\$ 28,598	\$ (1,185)
Driving Range	\$5,482	\$ 7,043	\$ 1,561	\$50,724	\$ 51,700	\$ 976
Golf Lessons	\$175	\$ 175	\$ -	\$1,400	\$ 1,400	\$ -
Merchandise Sales	\$14,151	\$ 8,607	\$ (5,544)	\$96,687	\$ 75,607	\$ (21,080)
Restaurant	\$1,414	\$ 1,870	\$ 456	\$18,534	\$ 18,710	\$ 175
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$15,018	\$ 15,018	\$ -
Miscellaneous Income	\$1,598	\$ 1,280	\$ (317)	\$20,763	\$ 18,094	\$ (2,670)
Total Revenues	\$ 139,850	\$ 140,538	\$ 689	\$ 1,391,876	\$ 1,301,360	\$ (90,517)
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 12,643	\$ 7,289	\$ 5,354	\$ 97,753	\$ 84,277	\$ 13,475
Restaurant	\$ 1,095	\$ 674	\$ 421	\$ 8,261	\$ 7,155	\$ 1,106
Golf Operations	\$ 29,995	\$ 35,250	\$ (5,256)	\$ 236,464	\$ 271,459	\$ (34,995)
Merchandise Sales	\$ 10,164	\$ 4,651	\$ 5,513	\$ 64,984	\$ 48,671	\$ 16,312
Golf Course Maintenance	\$ 92,682	\$ 91,486	\$ 1,195	\$ 701,390	\$ 675,593	\$ 25,797
Administrative	\$ 11,884	\$ 12,296	\$ (412)	\$ 93,733	\$ 99,103	\$ (5,370)
Reserves	\$ 3,798	\$ -	\$ 3,798	\$ 26,861	\$ 13,129	\$ 13,732
Total Expenditures	\$ 162,259	\$ 151,646	\$ 10,613	\$ 1,229,446	\$ 1,199,389	\$ 30,057
Operating Income/(Loss)	\$ (22,409)	\$ (11,108)	\$ 11,302	\$ 162,430	\$ 101,971	\$ (60,459)

Viera East Cash Flow Analysis FY 2020

I. Cash Flows:

Cash Flows:		Actuals								Projections				
		October	November	December	January	February	March	April	May	June	July	August	September	Totals
Starting Funds														
	Carry Forward	\$ 70,203	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 132,806	\$ 190,697	\$ 183,281	\$ 172,173	\$ 175,180	\$ 165,684	\$ 129,141	
Revenues														
	Golf Course	\$ 112,863	\$ 146,154	\$ 130,124	\$ 183,998	\$ 222,053	\$ 215,332	\$ 150,298	\$ 140,538	\$ 166,205	\$ 153,759	\$ 126,533	\$ 139,952	\$ 1,887,809
	Course Operations	\$ 111,625	\$ 144,136	\$ 127,508	\$ 181,971	\$ 218,546	\$ 212,960	\$ 147,237	\$ 138,668	\$ 164,515	\$ 152,197	\$ 125,251	\$ 138,532	\$ 1,863,145
	Restaurant	\$ 1,237	\$ 2,018	\$ 2,617	\$ 2,027	\$ 3,507	\$ 2,372	\$ 3,061	\$ 1,870	\$ 1,690	\$ 1,562	\$ 1,282	\$ 1,420	\$ 24,664
	Total All Cash	\$ 183,065	\$ 209,055	\$ 195,851	\$ 229,466	\$ 288,131	\$ 348,138	\$ 340,995	\$ 323,820	\$ 338,379	\$ 328,939	\$ 292,217	\$ 269,093	\$ 1,887,809
Expenses														
	Golf Course	\$ 120,163	\$ 143,329	\$ 150,382	\$ 163,388	\$ 155,325	\$ 157,441	\$ 157,713	\$ 151,646	\$ 163,198	\$ 163,255	\$ 163,076	\$ 163,164	\$ 1,852,082
	Course Operations	\$ 119,195	\$ 142,377	\$ 149,488	\$ 162,509	\$ 154,296	\$ 156,480	\$ 156,915	\$ 150,972	\$ 162,117	\$ 162,255	\$ 162,255	\$ 162,255	\$ 1,841,117
	Restaurant	\$ 968	\$ 953	\$ 894	\$ 879	\$ 1,029	\$ 961	\$ 798	\$ 674	\$ 1,082	\$ 1,000	\$ 820	\$ 909	\$ 10,966
	Cash Less Expenses	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 132,806	\$ 190,697	\$ 183,281	\$ 172,173	\$ 175,180	\$ 165,684	\$ 129,141	\$ 105,929	

Projected Revenues FY 2020	\$ 1,887,809
Projected Expenses FY 2020	\$ 1,852,082
Projected Surplus(Deficit) FY 2020	\$ 35,726

**Viera East
Community Development District
Detailed Rounds of Golf Report
May-20**

					PY - PREVIOUS YEAR			
<u>Rounds of Golf</u>					PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
	Monthly		Year to Date					
<u>Paid Rounds</u>								
Rounds of Golf- Associate Member	465	9%	4,003	10%	438	4,675	27	(672)
Rounds of Golf- CDD Resident	850	17%	6,514	17%	699	6,708	151	(194)
Rounds of Golf - Public	1,700	34%	14,088	36%	2,537	16,347	(837)	(2,259)
Rounds of Golf - Golf Now / EZ Links	511	10%	2,097	5%	146	1,852	365	245
Rounds of Golf- Tournaments	-	0%	-	0%	0	1,259	0	(1,259)
Rounds of Golf- Misc	-	0%	-	0%	0	0	0	0
Rain Check Issued	(27)	-1%	432	-1%	(73)	(530)	46	98
Total Paid Rounds	3,499		26,270		3,747	30,311	(248)	(4,041)
<u>Member Rounds</u>								
Rounds of Golf - Members	874	18%	6,382	17%	598	5,472	276	910
Total Member Rounds	874		6,382		598	5,472	276	910
<u>Comp Rounds</u>								
Rounds of Golf- Staff/Comp	171	3%	1,237	3%	135	1,093	36	144
Rounds of Golf- Other Comp	150	3%	1,807	5%	106	1,386	44	421
Total Comp Rounds	321		3,044		241	2,479	80	565
Rounds of golf - GolfNow/EZ Links	250	5%	2,973	8%	250	1,963	0	1,010
TOTAL ROUNDS OF GOLF	4,944	100%	38,669	100%	4,836	40,225	108	(1,556)

<u>Revenues</u>					PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
	Monthly		Year to Date					
<u>Greens Fee Revenue</u>								
Rounds of Golf- Associate Member	\$16,162	16%	\$167,080	18%	\$13,358	\$172,426	\$2,804	(\$5,346)
Rounds of Golf- CDD Resident	\$22,148	22%	\$217,940	23%	\$17,182	\$199,584	\$4,966	\$18,356
Rounds of Golf - Public	\$46,140	46%	\$498,395	52%	\$65,471	\$538,238	(\$19,331)	(\$39,843)
Rounds of Golf - Golf Now / EZ Links	\$16,163	16%	\$79,485	8%	\$4,096	\$73,897	\$12,067	\$5,588
Rounds of Golf- Tournaments	\$0	0%	\$0	0%	\$0	\$42,229	\$0	(\$42,229)
Rounds of Golf- Misc	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
Rain Check Issued	(\$553)	-1%	(\$12,526)	-1%	(\$1,420)	(\$13,393)	\$867	\$867
TOTAL GREENS FEE REVENUE	\$100,060	100%	\$950,374	100%	\$98,687	\$1,012,981	\$1,373	(\$62,607)

<u>Average \$ per Round of Golf</u>					PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
	Monthly		Year to Date					
<u>Average \$ per round of Golf</u>								
Rounds of Golf- Associate Member	\$34.76		\$41.74		\$30.50	\$36.88	\$4.26	\$4.86
Rounds of Golf- CDD Resident	\$26.06		\$33.46		\$24.58	\$29.75	\$1.48	\$3.70
Rounds of Golf - Public	\$27.14		\$35.38		\$25.81	\$32.93	\$1.33	\$2.45
Rounds of Golf - Golf Now / EZ Links	\$31.63		\$37.90		\$28.05	\$39.90	\$3.58	(\$2.00)
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!		#DIV/0!	\$33.54	#DIV/0!	#DIV/0!
Rounds of Golf- Misc	\$0.00		\$0.00		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Rain Check Issued	\$20.48		\$29.00		\$19.45	\$25.27	\$1.03	\$3.73
TOTAL - Average \$ per round of Golf	\$28.60		\$36.18		\$26.34	\$33.42	\$2.26	\$2.76

	Monthly	Year to Date	PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
Membership Revenue	\$17,803	\$146,450	\$14,907	\$146,838	\$2,896	(\$388)
Average \$ per round of Golf	\$20.37	\$22.95	\$24.93	\$26.83	(\$4.56)	(\$3.89)