



**Viera East  
Community Development  
District**

**Unaudited Financial Reporting**

**December 31, 2017**



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**Viera East**  
**Community Development District**  
 Combined Balance Sheet  
 December 31, 2017

*Governmental Fund Types*

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Golf Course/Recreation</u>	<u>Totals</u> <i>(memorandum only)</i>
<b>Assets</b>					
Operating Account	\$2,591,306	\$14,465			\$3,304,426
Accounts Receivable				\$698,656	(\$9,823)
Assessment Receivable					\$0
Rent Receivable				\$839	\$839
Due From Golf Course					\$91,532
Due From General Fund	\$91,532			\$606	\$606
Due From Capital Reserve					\$0
Due From Debt Service	\$5				\$5
Due from Other				\$1,379	\$1,379
Inventory - Pro Shop				\$80,358	\$80,358
<u>Investments:</u>					
State Board		\$165,459			\$165,459
Benefit Assessment- Series 2012				\$1,072	\$1,072
Reserve - Series 2012				\$281,309	\$281,309
Bond Service 2006			\$2,231,706		\$2,231,706
Improvements (Net of Depreciation)				\$1,259,416	\$1,259,416
Prepaid Expenses- Debt					\$0
Prepaid Expenses- Operations	\$8,508			\$135,004	\$143,512
<b>Total Assets</b>	<b>\$2,691,351</b>	<b>\$179,924</b>	<b>\$2,231,706</b>	<b>\$2,448,815</b>	<b>\$7,551,796</b>
<b>Liabilities</b>					
Accounts Payable	\$1,940,406			\$24,990	\$1,965,396
Accrued Expenses	\$5,698			\$4,734	\$10,431
Deferred Revenue- Season Advance				\$84,207	\$84,207
Deferred Revenue- Special Assessments O&M				\$16,895	\$16,895
Deferred Revenue- Special Assessments Debt				\$326,760	\$326,760
Deposit-Divots Grill				\$8,000	\$8,000
Due to General Fund			\$5	\$91,532	\$91,538
Accrued Interest Payable				\$25,730	\$25,730
Accrued Principal Payable				\$95,000	\$95,000
Golf Cart Lease Payable					\$0
Sales Tax Payable				\$15,328	\$15,328
Due to Golf Course	\$606				\$606
Due to Debt Service					\$0
Due to Capital Reserve					\$0
Accrued Payroll Payable	\$4,248			\$8,453	\$12,701
Bonds Payable - Series 2012				\$4,080,000	\$4,080,000
Bond Discount				(\$20,623)	(\$20,623)
Deferred Loss				(\$225,134)	(\$225,134)
<b>Fund Equity</b>					
Net Assets				(\$2,087,058)	(\$2,087,058)
Fund Balances					
Assigned - First Quarter	\$176,000				\$176,000
Assigned - Prepaid Expenses	\$8,508				\$8,508
Unassigned	\$555,885	\$179,924			\$735,809
Restricted for Debt Service			\$2,231,701		\$2,231,701
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$2,691,351</b>	<b>\$179,924</b>	<b>\$2,231,706</b>	<b>\$2,448,815</b>	<b>\$7,551,796</b>

**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	Adopted Budget	Prorated Budget 12/31/17	Actual 12/31/17	Variance
<i>Revenues</i>				
Maintenance Assessments	\$808,157	\$680,152	\$680,152	\$0
Golf Course Administrative Services	\$56,280	\$14,070	\$14,070	\$0
Interest Income	\$100	\$25	\$0	(\$25)
<b>Total Revenues</b>	<b>\$864,536</b>	<b>\$694,247</b>	<b>\$694,222</b>	<b>(\$25)</b>

*Administrative Expenditures*

Supervisors Fees	\$30,195	\$7,549	\$7,145	\$404
Engineering Fees	\$5,000	\$1,250	\$1,125	\$125
Attorney's Fees	\$5,000	\$1,250	\$0	\$1,250
Dissemination	\$1,000	\$250	\$250	\$0
Trustee Fees	\$5,600	\$1,400	\$1,400	(\$0)
Annual Audit	\$6,500	\$1,625	\$1,625	(\$0)
Collection Agent	\$2,500	\$625	\$625	(\$0)
Management Fees	\$97,515	\$24,379	\$24,379	\$0
Postage	\$2,500	\$625	\$307	\$318
Printing & Binding	\$4,500	\$1,125	\$191	\$934
Insurance- Liability	\$7,293	\$1,823	\$1,694	\$129
Legal Advertising	\$2,500	\$625	\$0	\$625
Other Current Charges	\$1,500	\$375	\$236	\$139
Office Supplies	\$3,000	\$750	\$766	(\$16)
Dues & Licenses	\$175	\$44	\$44	(\$0)
Information Technology	\$3,400	\$850	\$850	\$0
<b>Total Administrative</b>	<b>\$178,178</b>	<b>\$44,545</b>	<b>\$40,635</b>	<b>\$3,909</b>

**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	Adopted Budget	Prorated Budget 12/31/17	Actual 12/31/17	Variance
<i>Operating Expenditures</i>				
Salaries	\$131,660	\$32,915	\$33,085	(\$170)
Administrative Fee	\$1,199	\$300	\$359	(\$59)
FICA Expense	\$10,072	\$2,518	\$2,471	\$47
Employee Insurance	\$7,667	\$1,917	\$1,741	\$176
Workers Compensation	\$2,581	\$645	\$689	(\$44)
Unemployment	\$853	\$213	\$0	\$213
Other Contractual	\$6,500	\$1,625	\$1,679	(\$54)
Training	\$500	\$125	\$0	\$125
Uniforms	\$500	\$125	\$0	\$125
<b>Total Operating</b>	<b>\$161,532</b>	<b>\$40,383</b>	<b>\$40,024</b>	<b>\$359</b>
<i>Maintenance Expenditures</i>				
Canal Maintenance	\$11,000	\$2,750	\$0	\$2,750
Lake Bank Restoration	\$60,000	\$15,000	\$0	\$15,000
Environmental Services	\$27,000	\$6,750	\$3,631	\$3,119
Water Management System	\$99,000	\$24,750	\$15,330	\$9,420
Control Burns	\$15,000	\$3,750	\$0	\$3,750
Contingencies	\$9,000	\$2,250	\$0	\$2,250
Fire Line Maintenance	\$5,000	\$1,250	\$0	\$1,250
Basin Repair	\$4,000	\$1,000	\$0	\$1,000
<b>Total Maintenance</b>	<b>\$230,000</b>	<b>\$57,500</b>	<b>\$18,961</b>	<b>\$38,539</b>

**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	Adopted Budget	Prorated Budget 12/31/17	Actual 12/31/17	Variance
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Grounds Maintenance Expenditures

Salaries	\$145,559	\$36,390	\$36,986	(\$597)
Administrative Fees	\$3,289	\$822	\$847	(\$25)
FICA	\$11,135	\$2,784	\$2,661	\$122
Health Insurance	\$24,205	\$6,051	\$5,062	\$989
Workers Compensation	\$2,853	\$713	\$769	(\$56)
Unemployment	\$2,132	\$533	\$60	\$473
Telephone	\$2,000	\$500	\$1,098	(\$598)
Utilities	\$7,700	\$1,925	\$1,214	\$711
Property Appraiser	\$1,990	\$498	\$0	\$498
Insurance	\$1,359	\$340	\$293	\$47
Repairs	\$14,000	\$3,500	\$2,936	\$564
Fuel	\$16,500	\$4,125	\$210	\$3,915
Park Maintenance	\$3,000	\$750	\$1,036	(\$286)
Sidewalk Maintenance	\$5,000	\$1,250	\$3,265	(\$2,015)
Chemicals	\$5,000	\$1,250	\$331	\$919
Contingencies	\$6,000	\$1,500	\$562	\$938
Refuse	\$9,000	\$2,250	\$1,290	\$960
Office Supplies	\$1,000	\$250	\$0	\$250
Uniforms	\$3,000	\$750	\$684	\$66
Rain Bird Pump System	\$18,500	\$4,625	\$3,104	\$1,521
Maintenance Reserve - Transfer Out	\$11,604	\$2,901	\$2,901	\$0
<b>Total Grounds Maintenance</b>	<b>\$294,826</b>	<b>\$73,707</b>	<b>\$65,312</b>	<b>\$8,394</b>
<b>Total Expenditures</b>	<b>\$864,536</b>	<b>\$216,134</b>	<b>\$164,933</b>	<b>\$51,201</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$529,290</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$211,104</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$740,393</b>	

**Viera East**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/17</b>	<b>Actual 12/31/17</b>	<b>Variance</b>
<u>Revenues</u>				
Interest Income	\$250	\$63	\$706	\$644
Reserve Funding - Transfer In (General)	\$11,604	\$2,901	\$2,901	\$0
Reserve Funding - Transfer In (Golf)	\$30,899	\$7,725	\$5,980	(\$1,745)
<b>Total Revenues</b>	<b>\$42,753</b>	<b>\$10,688</b>	<b>\$9,587</b>	<b>(\$1,101)</b>
<u>Expenditures</u>				
Capital Outlay	\$125,000	\$54,893	\$54,893	\$0
Transfer Out	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$125,000</b>	<b>\$54,893</b>	<b>\$54,893</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$82,247)</b>		<b>(\$45,306)</b>	
<b>Beginning Fund Balance</b>	<b>\$785,491</b>		<b>\$225,229</b>	
<b>Ending Fund Balance</b>	<b>\$703,244</b>		<b>\$179,924</b>	

**Viera East  
Community Development District**

Capital Reserve Fund  
Capital Outlay Check Register Detail  
For Period Ending December 31, 2017

<b>Check Date</b>	<b>Vendor</b>	<b>Detail</b>	<b>Amount</b>
<b>Capital Outlay</b>			
<i>FY2018</i>			
10/20/17	Regions Bank	Wire Transfer Fee	\$ 15.00
12/4/17	Landirr	Sprinkler Heads Contract	\$ 54,863.00
12/4/17	Regions Bank	Wire Transfer Fee	\$ 15.00
<b>Total</b>			<b>\$ 54,893.00</b>



# Viera East

## Community Development District

Debt Service Fund

Statement of Revenues & Expenditures

For Period Ending December 31, 2017

	Adopted Budget	Prorated Budget 12/31/17	Actual 12/31/17	Variance
<u>Revenues</u>				
Special Assessments	\$2,423,170	\$2,039,362	\$2,039,362	\$0
Interest Income	\$100	\$25	\$193	\$168
<b>Total Revenues</b>	<b>\$2,423,270</b>	<b>\$2,039,387</b>	<b>\$2,039,555</b>	<b>\$168</b>
<u>Expenditures</u>				
Series 2006				
Interest-11/1	\$291,669	\$291,669	\$291,669	\$0
Interest-5/1	\$291,669	\$0	\$0	\$0
Principal-5/1	\$1,810,000	\$0	\$0	\$0
Other Debt Service Costs	\$46,873	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,440,211</b>	<b>\$291,669</b>	<b>\$291,669</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$16,941)</b>		<b>\$1,747,886</b>	
<b>Beginning Fund Balance</b>	<b>\$466,966</b>		<b>\$483,815</b>	
<b>Ending Fund Balance</b>	<b>\$450,026</b>		<b>\$2,231,701</b>	

**Viera East**  
**Community Development District**  
 Golf Course/Recreation Fund - Operations  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	37,250	3,234	2,861	373	9,179	7,796	1,383
Member Rounds	10,000	637	768	(131)	1,760	2,093	(333)
Comp Rounds	6,000	549	461	88	1,495	1,256	239
Total Memberships	60	16	-	16	26	60	(34)
Revenue per Round							
Paid Rounds	\$35	\$34	\$39	(\$5)	\$33	\$39	(\$7)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,296,290	\$109,381	\$112,129	(\$2,749)	\$298,640	\$307,221	(\$8,580)
Gift Cards - Sales	\$25,000	\$3,373	\$2,163	\$1,210	\$4,579	\$5,925	(\$1,346)
Gift Cards - Usage	(\$25,000)	(\$2,683)	(\$2,163)	(\$521)	(\$5,120)	-\$5,925	\$805
Season Advance/Trail Fees	\$210,000	\$17,058	\$18,165	(\$1,107)	\$51,831	\$49,770	\$2,061
Associate Memberships	\$42,000	\$3,239	\$3,633	(\$394)	\$9,954	\$9,954	\$0
Driving Range	\$72,000	\$6,875	\$6,228	\$647	\$17,512	\$17,064	\$448
Golf Lessons	\$2,100	\$175	\$182	(\$7)	\$525	\$498	\$27
Merchandise Sales	\$115,000	\$12,754	\$9,948	\$2,806	\$28,804	\$27,255	\$1,549
Restaurant	\$10,000	\$3,695	\$865	\$2,830	\$6,230	\$2,370	\$3,860
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$5,632	\$5,629	\$2
Miscellaneous Income	\$15,000	\$699	\$1,250	(\$551)	\$3,350	\$3,749	(\$398)
<b>Total Revenues</b>	<b>\$1,784,917</b>	<b>\$156,441</b>	<b>\$154,275</b>	<b>\$2,166</b>	<b>\$421,938</b>	<b>\$423,509</b>	<b>(\$1,571)</b>
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$18,000	\$1,123	\$1,499	\$377	\$3,123	\$4,498	\$1,376
Telephone/Internet	\$9,308	\$497	\$775	\$278	\$1,179	\$2,326	\$1,147
Postage	\$450	\$253	\$37	(\$215)	\$699	\$112	(\$587)
Printing & Binding	\$1,000	\$645	\$83	(\$562)	\$726	\$250	(\$476)
Utilities	\$5,000	\$457	\$417	(\$40)	\$1,193	\$1,250	\$56
Repairs & Maintenance	\$7,000	\$546	\$583	\$37	\$1,221	\$1,749	\$528
Advertising	\$45,000	\$7,073	\$3,749	(\$3,325)	\$11,814	\$11,246	(\$568)
Bank Charges	\$30,500	\$2,754	\$2,541	(\$213)	\$6,124	\$7,622	\$1,498
Office Supplies	\$1,500	\$254	\$125	(\$129)	\$578	\$375	(\$204)
Operating Supplies	\$9,500	\$180	\$791	\$611	\$1,066	\$2,374	\$1,308
Dues, Licenses & Subscriptions	\$2,000	\$22	\$167	\$145	\$293	\$500	\$207
Drug Testing - All Departments	\$500	\$0	\$42	\$42	\$178	\$125	(\$53)
Training, Education & Employee Relations	\$2,500	\$2,804	\$208	(\$2,595)	\$2,946	\$625	(\$2,321)
Contractual Security	\$5,000	\$170	\$417	\$247	\$1,351	\$1,250	(\$101)
IT Services	\$3,000	\$255	\$250	(\$5)	\$394	\$750	\$356
<b>Total Golf Course Expenditures</b>	<b>\$140,258</b>	<b>\$17,031</b>	<b>\$11,683</b>	<b>(\$5,348)</b>	<b>\$32,885</b>	<b>\$35,050</b>	<b>\$2,165</b>

Viera East  
**Community Development District**  
 Golf Course/Recreation Fund - Operations  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,000	\$689	\$691	\$2	\$2,266	\$1,884	(\$383)
Pest Control	\$1,800	\$0	\$138	\$138	\$0	\$377	\$377
Equipment Lease	\$1,100	\$91	\$84	(\$6)	\$271	\$230	(\$40)
<b>Total Restaurant Expenditures</b>	<b>\$11,900</b>	<b>\$780</b>	<b>\$914</b>	<b>\$134</b>	<b>\$2,537</b>	<b>\$2,491</b>	<b>(\$46)</b>
<i>Golf Operation Expenditures</i>							
Salaries	\$222,204	\$15,446	\$18,516	\$3,071	\$47,838	\$55,549	\$7,711
Administrative Fee	\$12,858	\$1,307	\$1,071	(\$236)	\$3,780	\$3,214	(\$565)
FICA Expense	\$17,253	\$1,182	\$1,438	\$256	\$3,660	\$4,313	\$654
Health Insurance	\$461	\$35	\$38	\$3	\$97	\$115	\$18
Workers Compensation	\$4,420	\$322	\$368	\$47	\$996	\$1,105	\$109
Unemployment	\$9,322	\$441	\$777	\$336	\$1,481	\$2,330	\$850
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Utilities	\$20,500	\$1,686	\$1,708	\$22	\$4,998	\$5,125	\$127
Repairs	\$250	\$0	\$21	\$21	\$0	\$63	\$63
Pest Control	\$1,800	\$0	\$150	\$150	\$0	\$450	\$450
Supplies	\$3,000	\$599	\$250	(\$349)	\$891	\$750	(\$141)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$375	\$375
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$500	\$500
Fuel	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Cart Lease	\$42,636	\$4,913	\$3,553	(\$1,360)	\$12,013	\$10,659	(\$1,354)
Cart Maintenance	\$4,000	\$509	\$333	(\$176)	\$1,495	\$1,000	(\$495)
Driving Range	\$10,000	(\$233)	\$833	\$1,067	\$1,030	\$2,500	\$1,470
<b>Total Golf Operation Expenditures</b>	<b>\$353,204</b>	<b>\$26,206</b>	<b>\$29,433</b>	<b>\$3,227</b>	<b>\$78,278</b>	<b>\$88,298</b>	<b>\$10,020</b>
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$10,120	\$6,417	(\$3,703)	\$22,249	\$19,250	(\$2,999)
<b>Total Merchandise Sales</b>	<b>\$77,000</b>	<b>\$10,120</b>	<b>\$6,417</b>	<b>(\$3,703)</b>	<b>\$22,249</b>	<b>\$19,250</b>	<b>(\$2,999)</b>

Viera East  
**Community Development District**  
 Golf Course/Recreation Fund - Operations  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	Adopted Budget		Current Month		Year-to-Date	
	Budget	Actuals	Budget	Variance	Budget	Variance
<i>Golf Course Maintenance</i>						
Salaries	\$417,502	\$30,646	\$34,792	\$4,146	\$95,552	\$104,376
Administrative Fees	\$8,698	\$781	\$725	(\$57)	\$2,226	\$2,175
FICA Expense	\$32,727	\$2,303	\$2,727	\$424	\$7,162	\$8,182
Employee Insurance	\$58,955	\$2,808	\$4,913	\$2,105	\$6,152	\$14,739
Workers Compensation	\$8,384	\$636	\$699	\$62	\$1,982	\$2,096
Unemployment	\$6,617	\$237	\$551	\$315	\$603	\$1,654
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$105
Consulting Fees	\$6,000	\$500	\$500	\$0	\$1,500	\$1,500
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$625
Utilities/Water	\$25,700	\$1,936	\$2,142	\$205	\$5,970	\$6,425
Repairs	\$42,000	\$3,741	\$3,500	(\$241)	\$11,040	\$10,500
Fuel & Oil	\$35,000	\$3,492	\$2,917	(\$575)	\$10,808	\$8,750
Pest Control	\$1,500	\$247	\$125	(\$122)	\$741	\$375
Irrigation/Drainage	\$34,000	\$889	\$2,833	\$1,945	\$2,908	\$8,500
Sand and Topsoil	\$17,500	\$1,466	\$1,458	(\$8)	\$3,932	\$4,375
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$114	\$1,750
Fertilizer	\$120,000	\$11,544	\$10,000	(\$1,544)	\$29,556	\$30,000
Seed/Sod	\$14,000	\$2,477	\$1,167	(\$1,310)	\$5,359	\$3,500
Trash Removal	\$2,000	\$0	\$167	\$167	\$406	\$500
Contingency	\$6,000	\$585	\$500	(\$85)	\$2,307	\$1,500
First Aid	\$600	\$90	\$50	(\$40)	\$168	\$150
Office Supplies	\$500	\$0	\$42	\$42	\$0	\$125
Operating Supplies	\$18,000	\$811	\$1,500	\$689	\$2,914	\$4,500
Training	\$500	\$0	\$42	\$42	\$360	\$125
Janitorial Supplies	\$800	\$0	\$67	\$67	\$1,173	\$200
Soil & Water Testing	\$1,000	\$494	\$83	(\$410)	\$494	\$250
Uniforms	\$10,500	\$636	\$875	\$239	\$1,968	\$2,625
Equipment Rental	\$4,000	\$0	\$333	\$333	\$492	\$1,000
Equipment Lease	\$148,000	\$5,966	\$12,333	\$6,367	\$29,131	\$37,000
Small Tools	\$500	\$0	\$42	\$42	\$0	\$125
<b>Total Golf Course Maintenance</b>	<b>\$1,030,903</b>	<b>\$72,285</b>	<b>\$85,909</b>	<b>\$13,624</b>	<b>\$225,018</b>	<b>\$257,726</b>
						<b>\$32,708</b>

Viera East  
**Community Development District**  
 Golf Course/Recreation Fund - Operations  
 Statement of Revenues & Expenditures  
 For Period Ending December 31, 2017

	Adopted Budget		Current Month		Year-to-Date	
	Budget	Actuals	Budget	Variance	Budget	Variance
<i>Administrative Expenditures</i>						
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$375
Arbitrage	\$600	\$50	\$50	\$0	\$150	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$250	\$0
Trustee Fees	\$3,750	\$313	\$313	\$0	\$938	\$0
Annual Audit	\$1,500	\$125	\$125	\$0	\$375	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$14,070	\$0
Insurance	\$71,000	\$5,359	\$5,917	\$557	\$15,892	\$1,858
Property Taxes	\$6,000	\$1,444	\$500	(\$944)	\$2,452	(\$952)
<b>Total Administrative Expenditures</b>	<b>\$141,630</b>	<b>\$12,064</b>	<b>\$11,803</b>	<b>(\$262)</b>	<b>\$34,127</b>	<b>\$1,281</b>
Renewal & Replacement	\$30,899	\$3,001	\$2,575	(\$426)	\$6,800	\$925
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$30,899</b>	<b>\$3,001</b>	<b>\$2,575</b>	<b>(\$426)</b>	<b>\$6,800</b>	<b>\$925</b>
<b>Total Revenues</b>	<b>\$1,784,917</b>	<b>\$156,441</b>	<b>\$154,275</b>	<b>\$2,166</b>	<b>\$423,509</b>	<b>(\$1,571)</b>
<b>Total Expenditures</b>	<b>\$1,785,795</b>	<b>\$141,486</b>	<b>\$148,733</b>	<b>\$7,247</b>	<b>\$445,948</b>	<b>\$44,054</b>
<b>Operating Income (Loss)</b>	<b>(\$878)</b>	<b>\$14,955</b>	<b>\$5,542</b>	<b>\$9,413</b>	<b>\$20,044</b>	<b>\$42,482</b>
<i>Non Operating Revenues/(Expenditures)</i>						
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$139,589	\$0
Interest Income	\$1,000	\$46	\$83	(\$37)	\$172	(\$78)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$178,478)	(\$14,873)	(\$14,873)	(\$0)	(\$44,620)	(\$0)
Principal Expense	(\$380,000)	(\$31,667)	(\$31,667)	(\$0)	(\$95,000)	(\$0)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>\$878</b>	<b>\$36</b>	<b>\$73</b>	<b>(\$37)</b>	<b>\$141</b>	<b>(\$78)</b>
<b>Change in Net Assets</b>	<b>\$0</b>	<b>\$14,991</b>	<b>\$5,615</b>	<b>\$9,376</b>	<b>\$20,186</b>	<b>\$42,404</b>
<b>Beginning Net Assets</b>	<b>\$0</b>	<b>-----</b>	<b>-----</b>	<b>-----</b>	<b>(\$2,107,243)</b>	<b>-----</b>
<b>Ending Net Assets</b>	<b>\$0</b>	<b>-----</b>	<b>-----</b>	<b>-----</b>	<b>(\$2,087,058)</b>	<b>-----</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues</b>													
Maintenance Assessments	\$261	\$171,080	\$508,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$680,152
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$4,951</b>	<b>\$175,770</b>	<b>\$513,501</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$694,222</b>
<b>Administrative Expenditures</b>													
Supervisors Fees	\$2,272	\$3,293	\$1,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,145
Engineering Fees	\$0	\$1,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,125
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Annual Audit	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,625
Collection Agent	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Management Fees	\$8,126	\$8,126	\$8,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,379
Postage	\$33	\$130	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307
Printing & Binding	\$61	\$68	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$191
Insurance- Liability	\$565	\$565	\$565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,694
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$74	\$77	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236
Office Supplies	\$265	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$766
Dues & Licenses	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Information Technology	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
<b>Total Administrative</b>	<b>\$12,994</b>	<b>\$15,232</b>	<b>\$12,409</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,635</b>
<b>Operating Expenditures</b>													
Salaries	\$11,475	\$10,397	\$11,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,085
Administration Fee	\$121	\$117	\$121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359
FICA Expense	\$852	\$771	\$948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,471
Health Insurance	\$580	\$430	\$732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,741
Workers Compensation	\$239	\$217	\$234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$689
Unemployment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Contractual	\$516	\$516	\$646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating</b>	<b>\$13,783</b>	<b>\$12,448</b>	<b>\$13,794</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,024</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Maintenance Expenditures</b>													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Services	\$0	\$3,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,631
Water Management System	\$7,565	\$7,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,330
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$7,565</b>	<b>\$11,396</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,961</b>

Grounds Maintenance Expenditures

Salaries	\$12,485	\$12,041	\$12,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,986
Administrative Fees	\$286	\$276	\$286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$847
FICA	\$897	\$865	\$899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,661
Health Insurance	\$1,800	\$1,395	\$1,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,062
Workers Compensation	\$260	\$251	\$259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$769
Unemployment	\$20	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Telephone	\$366	\$366	\$366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,098
Utilities	\$413	\$401	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,214
Property Appraiser	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance-Property	\$98	\$98	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
Repairs	\$867	\$1,481	\$589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,936
Fuel	\$0	\$0	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210
Park Maintenance	\$154	\$712	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,036
Sidewalk Repair	\$0	\$0	\$3,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,265
Chemicals	\$0	\$202	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$331
Contingencies	\$72	\$0	\$490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$562
Reuse	\$430	\$645	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,290
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$304	\$182	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$684
Rain Bird Pump System	\$0	\$3,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,104
Maintenance Reserve-Transfer Out	\$967	\$967	\$967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,901
<b>Total Grounds Maintenance</b>	<b>\$19,419</b>	<b>\$23,004</b>	<b>\$22,889</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,312</b>

Total Expenditures

<b>Total Expenditures</b>	<b>\$53,761</b>	<b>\$62,080</b>	<b>\$49,092</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$164,933</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$48,810)</b>	<b>\$113,690</b>	<b>\$464,409</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$529,290</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Number of Rounds</i>													
Paid Rounds	2,647	3,298	3,234	0	0	0	0	0	0	0	0	0	9,179
Member Rounds	429	694	637	0	0	0	0	0	0	0	0	0	1,760
Comp Rounds	405	541	549	0	0	0	0	0	0	0	0	0	1,495
<i>Revenue per Round</i>													
Paid Rounds	\$31	\$32	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97
<i>Revenues:</i>													
Greens Fees	\$82,152	\$107,108	\$109,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,640
Gift Cards - Sales	\$188	\$1,019	\$3,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,579
Gift Cards - Usage	(\$725)	(\$1,711)	(\$2,683)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,120)
Season Advance/Trail Fees	\$16,716	\$18,058	\$17,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,831
Associate Memberships	\$2,449	\$4,266	\$3,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,954
Driving Range	\$3,816	\$6,821	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,512
Golf Lessons	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Merchandise Sales	\$7,249	\$8,801	\$12,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,804
Restaurant	\$737	\$1,798	\$3,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,230
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,632
Miscellaneous Income	\$834	\$1,817	\$699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350
<b>Total Revenues</b>	<b>\$115,468</b>	<b>\$150,030</b>	<b>\$156,441</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$421,938</b>

<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$1,319	\$681	\$1,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,123
Telephone/Internet	\$393	\$289	\$497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,179
Postage	\$447	\$0	\$253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$699
Printing & Binding	\$0	\$81	\$645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$726
Utilities	\$281	\$455	\$457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,193
Repairs & Maintenance	\$405	\$270	\$546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,221
Advertising	\$3,585	\$1,156	\$7,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,814
Bank Charges	\$1,222	\$2,149	\$2,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,124
Office Supplies	\$191	\$134	\$254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$578
Operating Supplies	\$691	\$195	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,066
Dues, Licenses & Subscriptions	\$161	\$110	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
Drug Testing - All Departments	\$89	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
Training, Education & Employee Relations	\$142	\$0	\$2,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,946
Contractual Security	\$120	\$1,061	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,351
IT Services	\$0	\$139	\$255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$394
<b>Total Golf Course Expenditures</b>	<b>\$9,046</b>	<b>\$6,808</b>	<b>\$17,031</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,885</b>

<i>Restaurant Expenditures:</i>													
Utilities	\$804	\$773	\$689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,266
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$89	\$91	\$91	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271
<b>Total Restaurant Expenditures</b>	<b>\$893</b>	<b>\$864</b>	<b>\$780</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,537</b>



Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Golf Operations:</b>													
Salaries	\$17,326	\$15,066	\$15,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,838
Administrative Fee	\$1,233	\$1,239	\$1,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,780
FICA Expense	\$1,325	\$1,153	\$1,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,660
Health Insurance	\$86	(\$24)	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97
Workers Compensation	\$361	\$314	\$322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$996
Unemployment	\$615	\$425	\$441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,481
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,504	\$1,808	\$1,686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,998
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$191	\$102	\$599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$891
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$3,550	\$3,550	\$4,913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,013
Cart Maintenance	\$0	\$986	\$509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,495
Driving Range	\$632	\$632	(\$233)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,030
<b>Total Golf Operation Expenditures</b>	<b>\$26,823</b>	<b>\$25,250</b>	<b>\$26,206</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$78,278</b>

**Merchandise Sales:**

Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,249
<b>Total Merchandise Sales</b>	<b>\$8,994</b>	<b>\$3,136</b>	<b>\$10,120</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,249</b>

**Golf Course Maintenance:**

Salaries	\$33,113	\$31,794	\$30,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,552
Administrative Fees	\$723	\$721	\$781	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,226
FICA Expense	\$2,479	\$2,380	\$2,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,162
Employee Insurance	\$1,290	\$2,054	\$2,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,152
Workers Compensation	\$686	\$660	\$636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,982
Unemployment	\$175	\$191	\$237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$603
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Telephone/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$2,008	\$2,025	\$1,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,970
Repairs	\$3,883	\$3,416	\$3,741	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,040
Fuel & Oil	\$4,697	\$2,619	\$3,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,808
Pest Control	\$247	\$247	\$247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$741
Irrigation/Drainage	\$1,174	\$846	\$889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,908
Sand and Topsoil	\$549	\$1,916	\$1,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,932
Flower/Mulch	\$0	\$114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114
Fertilizer	\$5,303	\$12,709	\$11,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,556
Seed/Sod	\$406	\$2,477	\$2,477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,359
Trash Removal	\$271	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$406
Contingency	\$585	\$1,137	\$585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,307
First Aid	\$78	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$815	\$1,209	\$811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,914
Training	\$0	\$360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360
Janitorial Supplies	\$1,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,173
Soil & Water Testing	\$0	\$0	\$494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$494
Uniforms	\$771	\$561	\$636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,968
Equipment Rental	\$492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$492
Equipment Lease	\$12,503	\$10,662	\$5,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,131
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Course Maintenance</b>	<b>\$71,922</b>	<b>\$78,811</b>	<b>\$72,285</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$225,018</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Administrative Expenditures:</b>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$313	\$313	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$938
Annual Audit	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Insurance	\$5,266	\$5,266	\$5,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,892
Property Taxes	\$504	\$504	\$1,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,452
<b>Total Administrative Expenditures</b>	<b>\$11,031</b>	<b>\$11,031</b>	<b>\$12,064</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,127</b>
<b>Reserves:</b>													
Renewal & Replacement	\$1,490	\$2,309	\$3,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,800
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$1,490</b>	<b>\$2,309</b>	<b>\$3,001</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,800</b>
<b>Total Revenues</b>	<b>\$115,468</b>	<b>\$150,030</b>	<b>\$156,441</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$421,938</b>
<b>Total Expenditures</b>	<b>\$132,198</b>	<b>\$128,210</b>	<b>\$141,486</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$401,894</b>
<b>Operating Income (Loss)</b>	<b>(\$16,731)</b>	<b>\$21,820</b>	<b>\$14,955</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,044</b>
<b>Non Operating Revenues/(Expenditures):</b>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,589
Interest Income	\$62	\$64	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$14,873)	(\$14,873)	(\$14,873)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$44,620)
Principal Expense	(\$31,667)	(\$31,667)	(\$31,667)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$95,000)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>\$51</b>	<b>\$54</b>	<b>\$36</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$141</b>
<b>Net Non Operating Income / (Loss)</b>	<b>(\$16,679)</b>	<b>\$21,874</b>	<b>\$14,991</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,186</b>

# Viera East Community Development District

## ProShop Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$7,249	\$8,801	\$12,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,804
<b>Total Revenues</b>	<b>\$7,249</b>	<b>\$8,801</b>	<b>\$12,754</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,804</b>
<i>Expenditures</i>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,249
<b>Total Expenditures</b>	<b>\$8,994</b>	<b>\$3,136</b>	<b>\$10,120</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,249</b>
<b>Operating Income (Loss)</b>	<b>(\$1,744)</b>	<b>\$5,665</b>	<b>\$2,634</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,555</b>

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

<b>Series 2006 Water Management Refunding Bonds</b>	
Interest Rate:	5.750%
Maturity Date:	5/1/2022
Reserve Fund Definition:	10% Max Annual Dept
Reserve Fund Requirement:	\$239,334
Reserve Fund Balance (1):	\$239,334
Bonds outstanding - 9/30/2016	\$11,855,000
Less: May 1, 2017 Principal	(\$1,710,000)
<b>Current Bonds Outstanding</b>	<b>\$10,145,000</b>

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

<b>Series 2012 Special Assessment Revenue Bonds</b>	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$281,309
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
<b>Current Bonds Outstanding</b>	<b>\$4,080,000</b>



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

	Actuals 12/31/16	Actuals 12/31/17	Variance	Year to Date 12/31/16	Year to Date 12/31/17	Variance
<i>Revenues:</i>						
Greens Fees	\$ 106,963	\$ 109,381	\$ 2,417	\$ 289,046	\$ 298,640	\$ 9,595
Gift Cards - Sales	\$ 2,733	\$ 3,373	\$ 639	\$ 4,009	\$ 4,579	\$ 570
Gift Cards - Usage	\$ (1,715)	\$ (2,683)	\$ (968)	\$ (5,702)	\$ (5,120)	\$ 582
Season Advance/Trail Fees	\$ 11,008	\$ 17,058	\$ 6,050	\$ 57,822	\$ 51,831	\$ (5,990)
Associate Memberships	\$ 3,002	\$ 3,239	\$ 237	\$ 11,218	\$ 9,954	\$ (1,264)
Driving Range	\$ 5,790	\$ 6,875	\$ 1,085	\$ 16,450	\$ 17,512	\$ 1,062
Golf Lessons	\$ 185	\$ 175	\$ (10)	\$ 570	\$ 525	\$ (45)
Merchandise Sales	\$ 12,472	\$ 12,754	\$ 281	\$ 29,223	\$ 28,804	\$ (419)
Restaurant	\$ 2,457	\$ 3,695	\$ 1,238	\$ 3,605	\$ 6,230	\$ 2,625
Special Assessments - Operations	\$ 1,877	\$ 1,877	\$ -	\$ 5,632	\$ 5,632	\$ -
Miscellaneous Income	\$ 2,618	\$ 699	\$ (1,919)	\$ 3,226	\$ 3,350	\$ 124
<b>Total Revenues</b>	<b>\$ 147,391</b>	<b>\$ 156,441</b>	<b>\$ 9,049</b>	<b>\$ 415,099</b>	<b>\$ 421,938</b>	<b>\$ 6,839</b>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 11,151	\$ 17,031	\$ (5,880)	\$ 37,124	\$ 32,885	\$ 4,239
Restaurant	\$ 768	\$ 780	\$ (12)	\$ 2,734	\$ 2,537	\$ 197
Golf Operations	\$ 20,870	\$ 26,206	\$ (5,336)	\$ 66,844	\$ 78,278	\$ (11,434)
Merchandise Sales	\$ 8,963	\$ 10,120	\$ (1,157)	\$ 20,112	\$ 22,249	\$ (2,137)
Golf Course Maintenance	\$ 72,826	\$ 72,285	\$ 542	\$ 206,182	\$ 225,018	\$ (18,836)
Administrative	\$ 11,205	\$ 12,064	\$ (859)	\$ 33,527	\$ 34,127	\$ (600)
Reserves	\$ 2,984	\$ 3,001	\$ (17)	\$ 7,551	\$ 6,800	\$ 751
<b>Total Expenditures</b>	<b>\$ 128,767</b>	<b>\$ 141,486</b>	<b>\$ (12,718)</b>	<b>\$ 374,074</b>	<b>\$ 401,894</b>	<b>\$ (27,820)</b>
<b>Operating Income/(Loss)</b>	<b>\$ 18,624</b>	<b>\$ 14,955</b>	<b>\$ (3,669)</b>	<b>\$ 41,026</b>	<b>\$ 20,044</b>	<b>\$ (20,981)</b>



**Viera East  
Community Development District  
Detailed Rounds of Golf Report  
Dec-17**

**Rounds of Golf**

	Monthly		Year to Date	
<b>Paid Rounds</b>				
Rounds of Golf- Associate Member	353	8%	1,081	9%
Rounds of Golf- CDD Resident	743	17%	2,345	19%
Rounds of Golf - Public	1,525	35%	4,281	35%
Rounds of Golf - Golf Now / EZ Links	477	11%	1,255	10%
Rounds of Golf- Tournaments	147	3%	395	3%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	-14	0%	179	-1%
<b>Total Paid Rounds</b>	<b>3,231</b>		<b>9,178</b>	
<b>Member Rounds</b>				
Rounds of Golf - Members	635	14%	1,748	14%
<b>Total Member Rounds</b>	<b>635</b>		<b>1,748</b>	
<b>Comp Rounds</b>				
Rounds of Golf- Staff/Comp	115	3%	392	3%
Rounds of Golf- GolfNow EZ Links - Trade	309	7%	770	6%
Rounds of Golf- Other Comp	127	3%	305	2%
<b>Total Comp Rounds</b>	<b>551</b>		<b>1,467</b>	
<b>TOTAL ROUNDS OF GOLF</b>	<b>4,417</b>	<b>100%</b>	<b>12,393</b>	<b>100%</b>

**Revenues**

	Monthly		Year to Date	
<b>Greens Fee Revenue</b>				
Rounds of Golf- Associate Member	\$12,290	11%	\$37,661	13%
Rounds of Golf- CDD Resident	\$22,145	20%	\$67,669	23%
Rounds of Golf - Public	\$48,455	44%	\$137,899	46%
Rounds of Golf - Golf Now / EZ Links	\$18,144	17%	\$45,209	15%
Rounds of Golf- Tournaments	\$8,577	8%	\$13,969	5%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$405)	0%	(\$4,364)	-1%
<b>TOTAL GREENS FEE REVENUE</b>	<b>\$109,206</b>	<b>100%</b>	<b>\$298,043</b>	<b>100%</b>

**Average \$ per Round of Golf**

	Monthly	Year to Date
<b>Average \$ per round of Golf</b>		
Rounds of Golf- Associate Member	\$34.82	\$34.84
Rounds of Golf- CDD Resident	\$29.80	\$28.86
Rounds of Golf - Public	\$31.77	\$32.21
Rounds of Golf - Golf Now / EZ Links	\$38.04	\$36.02
Rounds of Golf- Tournaments	\$58.35	\$35.36
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$28.93	\$24.38
<b>TOTAL - Average \$ per round of Golf</b>	<b>\$33.80</b>	<b>\$32.47</b>

	Monthly	Year to Date
<b>Membership Revenue</b>	<b>\$17,057</b>	<b>\$51,830</b>
Average \$ per round of Golf	\$26.86	\$29.65