



**Viera East
Community Development
District**

Unaudited Financial Reporting

July 31, 2018



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Viera East Community Development District

Combined Balance Sheet
July 31, 2018

Governmental Fund Types

Totals

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Golf Course/Recreation</u>	<u>(Memorandum only)</u>
Assets					
Operating Account	\$374,322	\$8,662	---	\$328,479	\$711,464
Accounts Receivable	---	---	---	\$8,232	\$8,232
Assessment Receivable	---	---	---	---	\$0
Rent Receivable	---	---	---	\$721	\$721
Due From Golf Course	\$136,709	---	---	---	\$136,709
Due From General Fund	---	---	---	\$26,806	\$26,806
Due From Capital Reserve	---	---	---	\$6,000	\$6,000
Due from Debt Service	\$5	---	---	---	\$5
Due from Other	---	---	---	\$2,104	\$2,104
Inventory - Pro Shop	---	---	---	\$79,747	\$79,747
Investments:					
State Board	---	\$189,188	---	---	\$189,188
Benefit Assessment-Series 2012	---	---	---	\$87,000	\$87,000
Reserve - Series 2012	---	---	---	\$280,347	\$280,347
Bond Service 2006	---	---	\$497,555	---	\$497,555
Bond Service 2012	---	---	---	\$1,323	\$1,323
Improvements (Net of Depreciation)	---	---	---	\$1,259,416	\$1,259,416
Prepaid Expenses- Debt	---	---	---	\$63,332	\$63,332
Prepaid Expenses- Operations	\$4,667	---	---	\$59,711	\$64,378
Total Assets	\$515,703	\$197,850	\$497,555	\$2,203,220	\$3,414,328
Liabilities					
Accounts Payable	\$11,710	---	---	\$17,213	\$28,924
Accrued Expenses	\$8,588	---	---	\$250	\$8,838
Deferred Revenue- Season Advance	---	---	---	\$64,946	\$64,946
Deferred Revenue- Special Assessments O&M	---	---	---	\$3,755	\$3,755
Deferred Revenue- Special Assessments Debt	---	---	---	\$88,713	\$88,713
Deposit-Divots Grill	---	---	---	\$8,000	\$8,000
Due to General Fund	---	---	\$5	\$136,709	\$136,714
Accrued Interest Payable	---	---	---	\$37,183	\$37,183
Accrued Principal Payable	---	---	---	---	\$0
Golf Cart Lease Payable	---	---	---	---	\$0
Sales Tax Payable	---	---	---	\$8,542	\$8,542
Event Deposits	---	---	---	\$683	\$683
Due to Golf Course	\$26,806	\$6,000	---	---	\$32,806
Due to Debt Service	---	---	---	---	\$0
Due to Capital Reserve	---	---	---	---	\$0
Accrued Payroll Payable	\$5,907	---	---	\$12,794	\$18,701
Bonds Payable - Series 2012	---	---	---	\$4,080,000	\$4,080,000
Bond Discount	---	---	---	(\$20,623)	(\$20,623)
Deferred Loss	---	---	---	(\$225,134)	(\$225,134)
Fund Equity					
Net Assets	---	---	---	(\$2,009,809)	(\$2,009,809)
Fund Balances					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Assigned - Prepaid Expenses	\$4,667	---	---	---	\$4,667
Unassigned	\$282,025	\$191,850	---	---	\$473,875
Restricted for Debt Service	---	---	\$497,550	---	\$497,550
Total Liabilities, Fund Equity, Other	\$515,703	\$197,850	\$497,555	\$2,203,220	\$3,414,328

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending July 31, 2018

	Adopted Budget	Prorated Budget 7/31/18	Actual 7/31/18	Variance
<i>Revenues</i>				
Maintenance Assessments	\$808,157	\$808,157	\$802,110	(\$6,047)
Golf Course Administrative Services	\$56,280	\$46,900	\$46,900	\$0
Interest Income	\$100	\$83	\$16	(\$68)
Total Revenues	\$864,536	\$855,139	\$849,026	(\$6,114)

Administrative Expenditures

Supervisors Fees	\$30,195	\$25,163	\$23,122	\$2,040
Engineering Fees	\$5,000	\$4,167	\$3,690	\$477
Attorney's Fees	\$5,000	\$4,167	\$928	\$3,239
Dissemination	\$1,000	\$833	\$833	\$0
Trustee Fees	\$5,600	\$4,667	\$4,650	\$17
Annual Audit	\$6,500	\$5,417	\$5,596	(\$179)
Collection Agent	\$2,500	\$2,083	\$2,083	(\$0)
Management Fees	\$97,515	\$81,263	\$81,263	\$0
Postage	\$2,500	\$2,083	\$629	\$1,454
Printing & Binding	\$4,500	\$3,750	\$550	\$3,200
Insurance- Liability	\$7,293	\$6,078	\$5,646	\$432
Legal Advertising	\$2,500	\$2,083	\$0	\$2,083
Other Current Charges	\$1,500	\$1,250	\$951	\$299
Office Supplies	\$3,000	\$2,500	\$1,219	\$1,281
Dues & Licenses	\$175	\$146	\$146	\$0
Information Technology	\$3,400	\$2,833	\$2,833	\$0
Total Administrative	\$178,178	\$148,482	\$134,140	\$14,342

Viera East
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending July 31, 2018

	Adopted Budget	Prorated Budget 7/31/18	Actual 7/31/18	Variance
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Operating Expenditures

Salaries	\$131,660	\$109,717	\$109,160	\$557
Administrative Fee	\$1,199	\$999	\$1,204	(\$204)
FICA Expense	\$10,072	\$8,393	\$8,172	\$222
Employee Insurance	\$7,667	\$6,389	\$6,534	(\$145)
Workers Compensation	\$2,581	\$2,151	\$2,318	(\$167)
Unemployment	\$853	\$711	\$913	(\$202)
Other Contractual	\$6,500	\$5,417	\$6,129	(\$712)
Training	\$500	\$417	\$0	\$417
Uniforms	\$500	\$417	\$0	\$417
Total Operating	\$161,532	\$134,610	\$134,428	\$182

Maintenance Expenditures

Canal Maintenance	\$11,000	\$9,167	\$11,329	(\$2,163)
Lake Bank Restoration	\$60,000	\$50,000	\$0	\$50,000
Environmental Services	\$27,000	\$22,500	\$4,314	\$18,186
Water Management System	\$99,000	\$82,500	\$80,479	\$2,021
Control Burns	\$15,000	\$12,500	\$0	\$12,500
Contingencies	\$9,000	\$7,500	\$970	\$6,530
Fire Line Maintenance	\$5,000	\$4,167	\$2,653	\$1,514
Basin Repair	\$4,000	\$3,333	\$455	\$2,878
Total Maintenance	\$230,000	\$191,667	\$100,200	\$91,467

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending July 31, 2018

	Adopted Budget	Prorated Budget 7/31/18	Actual 7/31/18	Variance
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Grounds Maintenance Expenditures

Salaries	\$145,559	\$121,299	\$120,865	\$434
Administrative Fees	\$3,289	\$2,741	\$2,841	(\$100)
FICA	\$11,135	\$9,279	\$8,684	\$595
Health Insurance	\$24,205	\$20,171	\$23,081	(\$2,910)
Workers Compensation	\$2,853	\$2,378	\$2,711	(\$333)
Unemployment	\$2,132	\$1,777	\$1,752	\$24
Telephone	\$2,000	\$1,667	\$4,160	(\$2,493)
Utilities	\$7,700	\$6,417	\$4,384	\$2,033
Property Appraiser	\$1,990	\$1,658	\$1,986	(\$328)
Insurance	\$1,359	\$1,133	\$975	\$158
Repairs	\$14,000	\$11,667	\$10,955	\$711
Fuel	\$16,500	\$13,750	\$1,039	\$12,711
Park Maintenance	\$3,000	\$2,500	\$4,260	(\$1,760)
Sidewalk Maintenance	\$5,000	\$4,167	\$5,245	(\$1,079)
Chemicals	\$5,000	\$4,167	\$1,531	\$2,635
Contingencies	\$6,000	\$5,000	\$1,867	\$3,133
Refuse	\$9,000	\$7,500	\$3,991	\$3,509
Office Supplies	\$1,000	\$833	\$233	\$600
Uniforms	\$3,000	\$2,500	\$2,348	\$152
Rain Bird Pump System	\$18,500	\$15,417	\$16,046	(\$630)
Maintenance Reserve - Transfer Out	\$11,604	\$9,670	\$9,670	\$0
Total Grounds Maintenance	\$294,826	\$245,688	\$228,625	\$17,064
Total Expenditures	\$864,536	\$720,447	\$597,393	\$123,054
Excess Revenue/(Expenditures)	\$0		\$251,633	
Beginning Fund Balance	\$0		\$211,058	
Ending Fund Balance	\$0		\$462,691	

Viera East
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending July 31, 2018

	Adopted Budget	Prorated Budget 7/31/18	Actual 7/31/18	Variance
<u>Revenues</u>				
Interest Income	\$250	\$208	\$2,692	\$2,484
Reserve Funding - Transfer In (General)	\$11,604	\$9,670	\$9,670	\$0
Reserve Funding - Transfer In (Golf)	\$30,899	\$25,749	\$29,604	\$3,855
Total Revenues	\$42,753	\$35,628	\$41,966	\$6,339
<u>Expenditures</u>				
Capital Outlay	\$125,000	\$75,346	\$75,346	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$75,346	\$75,346	\$0
Excess Revenues/(Expenditures)	(\$82,247)		(\$33,379)	
Beginning Fund Balance	\$785,491		\$225,229	
Ending Fund Balance	\$703,244		\$191,850	

**Viera East
Community Development District**

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending July 31, 2018

Check Date	Vendor	Detail	Amount
Capital Outlay			
<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
1/25/18	Don Bo, Inc	Form & Pour Cart Path	\$ 5,796.00
2/22/18	Don Bo, Inc	Form & Pour Cart Path	\$ 6,000.00
6/21/18	Wesco Turf, Inc	Golf Cart Repairs	\$ 6,723.18
7/19/18	Regions Bank	Wire Transfer Fee	\$ 15.00
7/19/18	Golf Specialties	Work on #9 Tee	\$ 1,918.51
Total			<u>\$ 75,345.69</u>

Viera East

Community Development District

Debt Service Fund
Statement of Revenues & Expenditures
For Period Ending July 31, 2018

	Adopted Budget	Prorated Budget 7/31/18	Actual 7/31/18	Variance
<u>Revenues</u>				
Special Assessments	\$2,423,170	\$2,423,170	\$2,405,038	(\$18,132)
Interest Income	\$100	\$83	\$2,034	\$1,951
Total Revenues	\$2,423,270	\$2,423,253	\$2,407,073	(\$16,181)
<u>Expenditures</u>				
<u>Series 2006</u>				
Interest-11/1	\$291,669	\$291,669	\$291,669	\$0
Interest-5/1	\$291,669	\$291,669	\$291,669	\$0
Principal-5/1	\$1,810,000	\$1,810,000	\$1,810,000	\$0
Other Debt Service Costs	\$46,873	\$0	\$0	\$0
Total Expenditures	\$2,440,211	\$2,393,338	\$2,393,338	\$0
Excess Revenues/(Expenditures)	(\$16,941)		\$13,735	
Beginning Fund Balance	\$466,966		\$483,815	
Ending Fund Balance	\$450,026		\$497,550	

Viera East
Community Development District
 Golf Course/Recreation Fund – Operations
 Statement of Revenues & Expenditures
 For Period Ending July 31, 2018

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	37,250	2,581	2,388	193	34,405	32,724	1,681
Member Rounds	10,000	437	641	(204)	6,159	8,785	(2,626)
Comp Rounds	6,000	454	385	69	5,488	5,271	217
Total Memberships	60	1	-	1	52	60	(8)
<i>Revenue per Round</i>							
Paid Rounds	\$35	\$28	\$31	(\$4)	\$33	\$35	(\$2)

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,296,290	\$72,213	\$75,185	(\$2,971)	\$1,134,628	\$1,150,457	(\$15,830)
Gift Cards - Sales	\$25,000	\$780	\$1,450	(\$670)	\$11,322	\$22,188	(\$10,866)
Gift Cards - Usage	(\$25,000)	(\$832)	(\$1,450)	\$618	(\$16,580)	(\$22,188)	\$5,608
Season Advance/Trail Fees	\$210,000	\$12,789	\$12,180	\$609	\$157,855	\$186,375	(\$28,520)
Associate Memberships	\$42,000	\$1,343	\$2,436	(\$1,093)	\$34,088	\$37,275	(\$3,188)
Driving Range	\$72,000	\$4,333	\$4,176	\$157	\$65,605	\$63,900	\$1,705
Golf Lessons	\$2,100	\$175	\$122	\$53	\$1,750	\$1,864	(\$114)
Merchandise Sales	\$115,000	\$12,099	\$6,670	\$5,429	\$111,522	\$102,063	\$9,459
Restaurant	\$10,000	\$1,216	\$580	\$636	\$20,173	\$8,875	\$11,298
Special Assessments - Operations	\$22,527	\$1,877	\$1,879	(\$2)	\$18,773	\$18,769	\$3
Miscellaneous Income	\$15,000	\$498	\$1,251	(\$753)	\$14,054	\$12,498	\$1,556
Total Revenues	\$1,784,917	\$106,493	\$104,478	\$2,014	\$1,553,190	\$1,582,076	(\$28,886)

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$18,000	\$1,457	\$1,501	\$44	\$9,702	\$14,998	\$5,295
Telephone/Internet	\$9,308	\$519	\$776	\$257	\$4,133	\$7,755	\$3,622
Postage	\$450	\$113	\$38	(\$75)	\$1,695	\$375	(\$1,320)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$2,324	\$833	(\$1,491)
Utilities	\$5,000	\$462	\$417	(\$45)	\$4,090	\$4,166	\$76
Repairs & Maintenance	\$7,000	\$291	\$584	\$293	\$6,640	\$5,832	(\$807)
Advertising	\$45,000	\$3,539	\$3,753	\$214	\$41,247	\$37,494	(\$3,753)
Bank Charges	\$30,500	\$2,450	\$2,544	\$94	\$28,823	\$25,413	(\$3,410)
Office Supplies	\$1,500	\$130	\$125	(\$5)	\$2,384	\$1,250	(\$1,134)
Operating Supplies	\$9,500	\$263	\$792	\$529	\$2,619	\$7,915	\$5,296
Dues, Licenses & Subscriptions	\$2,000	\$1,166	\$167	(\$999)	\$7,538	\$1,666	(\$5,872)
Drug Testing - All Departments	\$500	\$46	\$42	(\$4)	\$448	\$417	(\$31)
Training, Education & Employee Relations	\$2,500	\$61	\$209	\$148	\$4,451	\$2,083	(\$2,368)
Contractual Security	\$5,000	\$120	\$417	\$297	\$2,191	\$4,166	\$1,975
IT Services	\$3,000	\$255	\$250	(\$5)	\$2,461	\$2,500	\$39
Total Golf Course Expenditures	\$140,258	\$10,872	\$11,698	\$825	\$120,745	\$116,863	(\$3,882)

Viera East
Community Development District
 Golf Course/Recreation Fund – Operations
 Statement of Revenues & Expenditures
 For Period Ending July 31, 2018

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,000	\$839	\$577	(\$262)	\$7,974	\$7,907	(\$67)
Pest Control	\$1,800	\$0	\$115	\$115	\$128	\$1,581	\$1,453
Equipment Lease	\$1,100	\$91	\$71	(\$20)	\$814	\$966	\$152
Total Restaurant Expenditures	\$11,900	\$930	\$763	(\$167)	\$8,916	\$10,454	\$1,538

<i>Golf Operation Expenditures</i>							
Salaries	\$222,204	\$16,149	\$18,516	\$2,368	\$167,515	\$185,163	\$17,647
Administrative Fee	\$12,858	\$1,330	\$1,071	(\$258)	\$13,194	\$10,715	(\$2,479)
FICA Expense	\$17,253	\$1,235	\$1,438	\$202	\$12,826	\$14,377	\$1,551
Health Insurance	\$461	\$38	\$38	\$0	\$356	\$384	\$28
Workers Compensation	\$4,420	\$441	\$368	(\$73)	\$3,758	\$3,683	(\$75)
Unemployment	\$9,322	\$580	\$777	\$197	\$6,908	\$7,768	\$860
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$417	\$417
Utilities	\$20,500	\$1,687	\$1,708	\$21	\$17,561	\$17,083	(\$478)
Repairs	\$250	\$0	\$21	\$21	\$161	\$208	\$47
Pest Control	\$1,800	\$0	\$150	\$150	\$128	\$1,500	\$1,372
Supplies	\$3,000	\$900	\$250	(\$650)	\$8,035	\$2,500	(\$5,535)
Uniforms	\$1,500	\$702	\$125	(\$577)	\$1,706	\$1,250	(\$456)
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,667	\$1,667
Fuel	\$500	\$0	\$42	\$42	\$0	\$417	\$417
Cart Lease	\$42,636	\$3,786	\$3,553	(\$233)	\$36,368	\$35,530	(\$838)
Cart Maintenance	\$4,000	\$213	\$333	\$121	\$5,708	\$3,333	(\$2,375)
Driving Range	\$10,000	\$0	\$833	\$833	\$6,042	\$8,333	\$2,292
Total Golf Operation Expenditures	\$353,204	\$27,060	\$29,433	\$2,372	\$280,266	\$294,328	\$14,062
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$8,923	\$6,417	(\$2,506)	\$73,746	\$64,167	(\$9,579)
Total Merchandise Sales	\$77,000	\$8,923	\$6,417	(\$2,506)	\$73,746	\$64,167	(\$9,579)

Viera East
Community Development District
 Golf Course/Recreation Fund – Operations
 Statement of Revenues & Expenditures
 For Period Ending July 31, 2018

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$417,502	\$32,608	\$34,792	\$2,184	\$321,231	\$347,918	\$26,687
Administrative Fees	\$8,698	\$834	\$725	(\$109)	\$7,666	\$7,248	(\$418)
FICA Expense	\$32,727	\$2,307	\$2,727	\$421	\$23,518	\$27,273	\$3,755
Employee Insurance	\$58,955	\$3,890	\$4,913	\$1,023	\$34,654	\$49,129	\$14,475
Workers Compensation	\$8,384	\$887	\$699	(\$188)	\$7,195	\$6,987	(\$208)
Unemployment	\$6,617	\$27	\$551	\$524	\$5,994	\$5,514	(\$480)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$350	\$50
Consulting Fees	\$6,000	\$500	\$500	\$0	\$5,000	\$5,000	\$0
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$2,083	\$2,083
Utilities/Water	\$25,700	\$1,630	\$2,142	\$512	\$20,785	\$21,417	\$632
Repairs	\$42,000	\$4,136	\$3,500	(\$636)	\$36,224	\$35,000	(\$1,224)
Fuel & Oil	\$35,000	\$6,359	\$2,917	(\$3,442)	\$43,224	\$29,167	(\$14,057)
Pest Control	\$1,500	\$257	\$125	(\$132)	\$2,576	\$1,250	(\$1,326)
Irrigation/Drainage	\$34,000	\$2,492	\$2,833	\$342	\$18,415	\$28,333	\$9,918
Sand and Topsoil	\$17,500	\$1,567	\$1,458	(\$108)	\$15,933	\$14,583	(\$1,350)
Flower/Mulch	\$7,000	\$1,291	\$583	(\$708)	\$6,657	\$5,833	(\$824)
Fertilizer	\$120,000	\$14,506	\$10,000	(\$4,506)	\$107,335	\$100,000	(\$7,335)
Seed/Sod	\$14,000	\$709	\$1,167	\$457	\$12,632	\$11,667	(\$965)
Trash Removal	\$2,000	\$135	\$167	\$31	\$1,353	\$1,667	\$314
Contingency	\$6,000	\$888	\$500	(\$388)	\$13,198	\$5,000	(\$8,198)
First Aid	\$600	\$163	\$50	(\$113)	\$915	\$500	(\$415)
Office Supplies	\$500	\$0	\$42	\$42	\$1,311	\$417	(\$895)
Operating Supplies	\$18,000	\$1,757	\$1,500	(\$257)	\$15,054	\$15,000	(\$54)
Training	\$500	\$728	\$42	(\$686)	\$2,876	\$417	(\$2,460)
Janitorial Supplies	\$800	\$0	\$67	\$67	\$1,294	\$667	(\$628)
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$987	\$833	(\$154)
Uniforms	\$10,500	\$227	\$875	\$648	\$5,593	\$8,750	\$3,157
Equipment Rental	\$4,000	\$0	\$333	\$333	\$644	\$3,333	\$2,689
Equipment Lease	\$148,000	\$14,122	\$12,333	(\$1,788)	\$118,878	\$123,333	\$4,456
Small Tools	\$500	\$0	\$42	\$42	\$0	\$417	\$417
Total Golf Course Maintenance	\$1,030,903	\$92,019	\$85,909	(\$6,110)	\$831,142	\$859,086	\$27,944

Viera East
Community Development District
 Golf Course/Recreation Fund – Operations
 Statement of Revenues & Expenditures
 For Period Ending July 31, 2018

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$1,250	\$1,250
Arbitrage	\$600	\$0	\$50	\$50	\$450	\$500	\$50
Dissemination	\$1,000	\$83	\$83	\$0	\$833	\$833	\$0
Trustee Fees	\$3,750	\$307	\$313	\$5	\$3,103	\$3,125	\$22
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,250	\$1,250	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$46,900	\$46,900	\$0
Insurance	\$71,000	\$7,211	\$5,917	(\$1,294)	\$62,298	\$59,167	(\$3,131)
Property Taxes	\$6,000	\$504	\$500	(\$4)	\$6,323	\$5,000	(\$1,323)
Total Administrative Expenditures	\$141,630	\$12,920	\$11,803	(\$1,118)	\$121,157	\$118,025	(\$3,132)
Renewal & Replacement	\$30,899	\$2,506	\$2,575	\$69	\$30,424	\$25,749	(\$4,674)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$30,899	\$2,506	\$2,575	\$69	\$30,424	\$25,749	(\$4,674)
Total Revenues	\$1,784,917	\$106,493	\$104,478	\$2,014	\$1,553,190	\$1,582,076	(\$28,886)
Total Expenditures	\$1,785,795	\$155,231	\$148,596	(\$6,635)	\$1,466,396	\$1,488,672	\$22,276
Operating Income (Loss)	(\$878)	(\$48,738)	(\$44,117)	(\$4,620)	\$86,794	\$93,404	(\$6,610)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$465,296	\$465,296	\$0
Interest Income	\$1,000	\$58	\$83	(\$25)	\$642	\$833	(\$192)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$178,478)	(\$14,873)	(\$14,873)	(\$0)	(\$148,732)	(\$148,731)	(\$0)
Principal Expense	(\$380,000)	(\$31,667)	(\$31,667)	(\$0)	(\$316,667)	(\$316,667)	(\$0)
Total Non Operating Revenues/(Expenditures)	\$878	\$48	\$73	(\$25)	\$539	\$731	(\$192)
Change in Net Assets	\$0	(\$48,690)	(\$44,044)	(\$4,646)	\$87,333	\$94,135	(\$6,802)
Beginning Net Assets	\$0	----	-----	-----	(\$2,097,142)	-----	-----
Ending Net Assets	\$0	----	-----	-----	(\$2,009,809)	-----	-----

Viera East General Fund
Month to Month

Revenues

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$261	\$171,080	\$508,811	\$43,661	\$12,868	\$5,266	\$21,178	\$4,263	\$34,681	\$0	\$0	\$0	\$802,110
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$46,900
Interest Income	\$0	\$0	\$0	\$11	\$2	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$16

Total Revenues **\$4,951** **\$175,770** **\$513,501** **\$48,382** **\$17,559** **\$9,976** **\$25,871** **\$8,953** **\$39,371** **\$4,690** **\$0** **\$0** **\$849,026**

Administrative Expenditures

Supervisors Fees	\$2,272	\$3,293	\$1,580	\$1,350	\$2,503	\$2,503	\$2,272	\$3,754	\$1,138	\$2,459	\$0	\$0	\$23,122
Engineering Fees	\$0	\$1,125	\$0	\$0	\$0	\$0	\$450	\$0	\$450	\$1,665	\$0	\$0	\$3,690
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522	\$0	\$406	\$0	\$0	\$928
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$463	\$463	\$463	\$463	\$463	\$0	\$0	\$4,650
Annual Audit	\$542	\$542	\$542	\$588	\$542	\$542	\$575	\$575	\$575	\$575	\$0	\$0	\$5,596
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$2,083
Management Fees	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$0	\$0	\$81,263
Postage	\$33	\$130	\$143	\$77	\$56	\$59	\$43	\$36	\$31	\$21	\$0	\$0	\$629
Printing & Binding	\$61	\$68	\$62	\$54	\$0	\$72	\$91	\$67	\$0	\$75	\$0	\$0	\$550
Insurance- Liability	\$565	\$565	\$565	\$565	\$565	\$565	\$565	\$565	\$565	\$565	\$0	\$0	\$5,646
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$74	\$77	\$85	\$135	\$0	\$45	\$62	\$266	\$138	\$69	\$0	\$0	\$951
Office Supplies	\$265	\$250	\$250	\$20	\$150	\$20	\$20	\$77	\$146	\$20	\$0	\$0	\$1,219
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$146
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$2,833

Total Administrative **\$12,994** **\$15,232** **\$12,409** **\$11,971** **\$12,997** **\$12,984** **\$13,257** **\$15,040** **\$12,222** **\$15,034** **\$0** **\$0** **\$134,410**

Operating Expenditures

Salaries	\$11,475	\$10,397	\$11,213	\$10,056	\$11,219	\$10,114	\$11,524	\$10,509	\$11,574	\$11,078	\$0	\$0	\$109,160
Administration Fee	\$121	\$117	\$121	\$109	\$121	\$117	\$121	\$113	\$134	\$129	\$0	\$0	\$1,204
FICA Expense	\$852	\$771	\$848	\$750	\$840	\$756	\$863	\$787	\$877	\$827	\$0	\$0	\$8,172
Health Insurance	\$580	\$430	\$732	\$586	\$839	\$674	\$674	\$461	\$886	\$674	\$0	\$0	\$6,534
Workers Compensation	\$239	\$217	\$234	\$209	\$234	\$211	\$240	\$252	\$316	\$167	\$0	\$0	\$2,318
Unemployment	\$0	\$0	\$0	\$586	\$70	\$86	\$34	\$0	\$0	\$136	\$0	\$0	\$913
Other Contractual	\$516	\$516	\$646	\$176	\$842	\$854	\$854	\$213	\$409	\$1,101	\$0	\$0	\$6,129
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 **\$13,783** **\$12,448** **\$13,794** **\$12,473** **\$14,165** **\$12,812** **\$14,310** **\$12,336** **\$14,196** **\$14,112** **\$0** **\$0** **\$134,428**

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	\$4,764	\$0	\$0	\$0	\$0	\$0	\$6,566	\$0	\$0	\$11,329
Lake Bank Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Services	\$0	\$3,631	\$0	\$80	\$80	\$0	\$443	\$80	\$0	\$0	\$0	\$0	\$4,314
Water Management System	\$7,565	\$7,765	\$8,675	\$7,765	\$0	\$16,440	\$7,565	\$7,765	\$8,675	\$8,265	\$0	\$0	\$80,479
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$970
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$888	\$1,795	\$0	\$0	\$0	\$0	\$0	\$2,653
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$45	\$0	\$411	\$0	\$0	\$0	\$0	\$455
Total Maintenance	\$7,565	\$11,396	\$8,675	\$13,578	\$80	\$17,343	\$9,802	\$8,255	\$8,675	\$14,831	\$0	\$0	\$100,200

Grounds Maintenance Expenditures

Salaries	\$12,485	\$12,041	\$12,460	\$11,121	\$12,413	\$12,082	\$11,838	\$11,204	\$12,831	\$12,390	\$0	\$0	\$120,865
Administrative Fees	\$286	\$276	\$286	\$258	\$286	\$276	\$286	\$267	\$315	\$306	\$0	\$0	\$2,841
FICA	\$897	\$865	\$899	\$827	\$900	\$856	\$835	\$791	\$943	\$870	\$0	\$0	\$8,684
Health Insurance	\$1,800	\$1,395	\$1,867	\$3,877	\$2,834	\$2,279	\$2,313	\$1,859	\$2,505	\$2,350	\$0	\$0	\$23,081
Workers Compensation	\$260	\$251	\$259	\$231	\$258	\$251	\$247	\$267	\$350	\$338	\$0	\$0	\$2,711
Unemployment	\$20	\$20	\$20	\$702	\$608	\$359	(\$46)	\$27	\$21	\$20	\$0	\$0	\$0
Telephone	\$366	\$366	\$366	\$865	\$366	\$366	\$366	\$366	\$366	\$366	\$0	\$0	\$4,160
Utilities	\$413	\$401	\$401	\$419	\$466	\$520	\$474	\$401	\$578	\$310	\$0	\$0	\$4,384
Property Appraiser	\$0	\$0	\$0	\$0	\$1,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,986
Insurance- Property	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$0	\$0	\$975
Repairs	\$867	\$1,481	\$599	\$231	\$796	\$190	\$3,780	\$1,482	\$561	\$980	\$0	\$0	\$10,955
Fuel	\$0	\$0	\$210	\$403	\$136	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$1,039
Park Maintenance	\$154	\$712	\$170	\$172	\$156	\$177	\$163	\$164	\$1,697	\$694	\$0	\$0	\$4,260
Sidewalk Repair	\$0	\$0	\$3,265	\$0	\$1,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,245
Chemicals	\$0	\$202	\$129	\$51	\$627	\$0	\$0	\$0	\$522	\$0	\$0	\$0	\$1,531
Contingencies	\$72	\$0	\$490	\$350	\$210	\$0	\$744	\$0	\$0	\$0	\$0	\$0	\$1,867
Refuse	\$430	\$645	\$215	\$741	\$645	\$215	\$430	\$215	\$215	\$240	\$0	\$0	\$3,991
Office Supplies	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233
Uniforms	\$304	\$182	\$199	\$182	\$182	\$182	\$182	\$227	\$191	\$518	\$0	\$0	\$2,348
Rain Bird Pump System	\$0	\$3,104	\$0	\$0	\$1,450	\$2,298	\$2,298	\$2,298	\$2,299	\$2,298	\$0	\$0	\$16,046
Maintenance Reserve- Transfer Out	\$967	\$967	\$967	\$967	\$967	\$967	\$967	\$967	\$967	\$967	\$0	\$0	\$9,670
Total Grounds Maintenance	\$19,419	\$23,004	\$22,889	\$21,510	\$27,363	\$21,335	\$25,265	\$20,634	\$24,459	\$22,746	\$0	\$0	\$228,625
Total Expenditures	\$53,761	\$62,080	\$57,767	\$59,533	\$54,605	\$64,474	\$62,634	\$56,265	\$59,551	\$66,723	\$0	\$0	\$597,393
Excess Revenue/(Expenditures)	(\$48,810)	\$113,690	\$455,734	(\$11,151)	(\$37,045)	(\$54,498)	(\$36,762)	(\$47,312)	(\$20,180)	(\$62,033)	\$0	\$0	\$251,633

Vierra East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Number of Rounds													
Paid Rounds	2,647	3,298	3,234	3,292	4,243	4,698	4,314	3,174	2,924	2,581	0	0	34,405
Member Rounds	429	694	637	948	697	786	638	452	441	437	0	0	6,159
Comp Rounds	405	541	549	688	678	719	557	420	477	454	0	0	5,488
Revenue per Round													
Paid Rounds	\$31	\$32	\$34	\$31	\$38	\$38	\$33	\$28	\$31	\$28	\$0	\$0	\$324
Revenues:													
Greens Fees	\$82,152	\$107,108	\$109,381	\$102,291	\$160,783	\$180,353	\$140,871	\$89,084	\$90,392	\$72,213	\$0	\$0	\$1,134,628
Gift Cards - Sales	\$188	\$1,019	\$3,373	\$67	\$956	\$785	\$1,592	\$798	\$1,186	\$780	\$0	\$0	\$11,322
Gift Cards - Usage	(\$725)	(\$1,711)	(\$2,683)	(\$2,379)	(\$2,093)	(\$2,243)	(\$1,689)	(\$1,113)	(\$1,110)	(\$832)	\$0	\$0	(\$16,580)
Season Advance/Trail Fees	\$16,716	\$18,058	\$17,058	\$17,424	\$16,684	\$17,357	\$15,390	\$13,255	\$13,125	\$12,789	\$0	\$0	\$157,855
Associate Memberships	\$2,449	\$4,266	\$3,239	\$5,530	\$3,950	\$3,634	\$2,607	\$5,648	\$1,422	\$1,343	\$0	\$0	\$34,088
Driving Range	\$3,816	\$6,821	\$6,875	\$6,696	\$8,578	\$9,622	\$9,331	\$5,229	\$4,253	\$4,333	\$0	\$0	\$65,605
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$0	\$1,750
Merchandise Sales	\$7,249	\$8,801	\$12,754	\$8,305	\$12,684	\$15,190	\$11,790	\$11,045	\$11,604	\$12,099	\$0	\$0	\$111,522
Restaurant	\$737	\$1,798	\$3,695	\$2,421	\$1,783	\$3,539	\$2,083	\$1,194	\$1,707	\$1,216	\$0	\$0	\$20,173
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$18,773
Miscellaneous Income	\$834	\$1,817	\$699	\$3,028	\$3,848	\$329	\$1,745	\$590	\$665	\$498	\$0	\$0	\$14,054
Total Revenues	\$115,468	\$150,030	\$156,441	\$146,015	\$209,224	\$230,618	\$185,772	\$127,833	\$125,297	\$106,493	\$0	\$0	\$1,553,190
Golf Course Expenditures:													
Other Contractual Services	\$1,319	\$681	\$1,123	\$543	\$781	\$893	\$1,167	\$944	\$794	\$1,457	\$0	\$0	\$9,702
Telephone/Internet	\$393	\$289	\$497	\$393	\$448	\$374	\$433	\$393	\$393	\$519	\$0	\$0	\$4,133
Postage	\$447	\$0	\$253	\$0	\$250	\$107	\$132	\$250	\$144	\$113	\$0	\$0	\$1,695
Printing & Binding	\$0	\$81	\$645	\$578	\$0	\$0	\$1,020	\$0	\$0	\$0	\$0	\$0	\$2,324
Utilities	\$281	\$455	\$457	\$333	\$435	\$412	\$597	\$440	\$219	\$462	\$0	\$0	\$4,090
Repairs & Maintenance	\$405	\$270	\$546	\$265	\$2,079	\$1,291	\$450	\$680	\$363	\$291	\$0	\$0	\$6,640
Advertising	\$3,585	\$1,156	\$7,073	\$2,770	\$4,879	\$4,569	\$6,873	\$3,149	\$3,654	\$3,539	\$0	\$0	\$41,247
Bank Charges	\$2,149	\$2,149	\$2,754	\$2,720	\$3,173	\$4,053	\$4,281	\$3,634	\$2,387	\$2,450	\$0	\$0	\$28,823
Office Supplies	\$191	\$134	\$254	\$0	\$134	\$663	\$252	\$439	\$188	\$130	\$0	\$0	\$2,384
Operating Supplies	\$691	\$195	\$180	\$72	\$421	\$144	\$216	\$294	\$144	\$263	\$0	\$0	\$2,619
Dues Licenses & Subscriptions	\$161	\$110	\$22	\$976	\$446	\$3,237	\$13	\$920	\$487	\$1,166	\$0	\$0	\$7,538
Drug Testing - All Departments	\$89	\$89	\$0	\$110	\$68	\$0	\$0	\$0	\$46	\$46	\$0	\$0	\$448
Training, Education & Employee Relations	\$142	\$0	\$2,804	\$0	\$163	\$26	\$340	\$829	\$87	\$61	\$0	\$0	\$4,451
Contractual Security	\$120	\$1,061	\$170	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$0	\$0	\$2,191
IT Services	\$0	\$139	\$255	\$290	\$0	\$625	\$257	\$0	\$640	\$255	\$0	\$0	\$2,461
Total Golf Course Expenditures	\$9,046	\$6,808	\$17,031	\$9,170	\$13,396	\$16,513	\$16,151	\$12,092	\$9,666	\$10,872	\$0	\$0	\$120,745
Restaurant Expenditures:													
Utilities	\$804	\$773	\$689	\$891	\$788	\$801	\$738	\$753	\$897	\$839	\$0	\$0	\$7,974
Pest Control	\$0	\$0	\$0	\$0	\$0	\$128	\$0	\$0	\$0	\$0	\$0	\$0	\$128
Equipment Lease	\$89	\$91	\$91	\$1	\$91	\$91	\$89	\$91	\$91	\$91	\$0	\$0	\$814
Total Restaurant Expenditures	\$893	\$864	\$780	\$892	\$879	\$892	\$955	\$844	\$987	\$930	\$0	\$0	\$8,916

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Golf Operations:</i>													
Salaries	\$17,326	\$15,066	\$15,446	\$14,772	\$17,893	\$18,640	\$18,667	\$15,824	\$17,733	\$16,149	\$0	\$0	\$167,515
Administrative Fee	\$1,233	\$1,239	\$1,307	\$1,276	\$1,416	\$1,309	\$1,347	\$1,255	\$1,481	\$1,330	\$0	\$0	\$13,194
FICA Expense	\$1,325	\$1,153	\$1,182	\$1,130	\$1,369	\$1,437	\$1,428	\$1,211	\$1,357	\$1,235	\$0	\$0	\$12,826
Health Insurance	\$86	(\$24)	\$35	\$46	\$46	\$38	\$38	\$13	\$38	\$38	\$0	\$0	\$356
Workers Compensation	\$361	\$314	\$322	\$314	\$372	\$391	\$389	\$376	\$484	\$441	\$0	\$0	\$3,758
Unemployment	\$615	\$425	\$441	\$889	\$993	\$968	\$525	\$815	\$657	\$580	\$0	\$0	\$6,908
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,504	\$1,808	\$1,686	\$1,788	\$1,793	\$1,900	\$1,708	\$1,857	\$1,831	\$1,687	\$0	\$0	\$17,561
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161	\$0	\$0	\$0	\$161
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$128	\$0	\$0	\$0	\$0	\$0	\$128
Supplies	\$191	\$102	\$599	\$91	\$1,930	\$1,320	\$1,475	\$651	\$777	\$900	\$0	\$0	\$8,035
Uniforms	\$0	\$0	\$0	\$0	\$0	\$207	\$0	\$0	\$796	\$702	\$0	\$0	\$1,706
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	\$3,786	\$3,786	\$3,786	\$3,786	\$3,786	\$1,641	\$3,786	\$0	\$0	\$36,368
Cart Maintenance	\$0	\$986	\$509	\$934	\$730	\$21	\$563	\$1,752	\$0	\$213	\$0	\$0	\$5,708
Driving Range	\$632	\$632	(\$233)	\$3,409	\$0	\$0	\$1,182	\$421	\$0	\$0	\$0	\$0	\$6,042
Total Golf Operation Expenditures	\$26,823	\$25,250	\$26,206	\$28,429	\$30,328	\$30,018	\$31,236	\$27,959	\$26,957	\$27,060	\$0	\$0	\$280,266
<i>Merchandise Sales:</i>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$11,165	\$13,398	\$8,923	\$0	\$0	\$73,746
Total Merchandise Sales	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$11,165	\$13,398	\$8,923	\$0	\$0	\$73,746

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Golf Course Maintenance:</i>													
Salaries	\$33,113	\$31,794	\$30,646	\$29,409	\$33,417	\$31,312	\$33,108	\$31,154	\$34,671	\$32,608	\$0	\$0	\$321,231
Administrative Fees	\$723	\$721	\$781	\$704	\$779	\$754	\$779	\$729	\$861	\$834	\$0	\$0	\$7,666
FICA Expense	\$2,479	\$2,380	\$2,303	\$2,167	\$2,490	\$2,249	\$2,370	\$2,230	\$2,572	\$2,307	\$0	\$0	\$23,518
Employee Insurance	\$1,290	\$2,054	\$2,808	\$4,471	\$3,544	\$3,505	\$5,286	\$2,878	\$4,927	\$3,890	\$0	\$0	\$34,654
Workers Compensation	\$686	\$660	\$636	\$612	\$692	\$649	\$688	\$743	\$942	\$887	\$0	\$0	\$7,195
Unemployment	\$175	\$191	\$237	\$1,803	\$1,410	\$957	\$596	\$456	\$142	\$27	\$0	\$0	\$5,994
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$500	\$1,000	\$500	\$500	\$0	\$500	\$500	\$0	\$0	\$5,000
Telephone/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$2,008	\$2,025	\$1,936	\$1,997	\$1,865	\$2,925	\$2,234	\$2,028	\$2,137	\$1,630	\$0	\$0	\$20,785
Repairs	\$3,883	\$3,416	\$3,741	\$2,102	\$2,490	\$5,249	\$6,414	\$2,630	\$2,163	\$4,136	\$0	\$0	\$36,224
Fuel & Oil	\$4,697	\$2,619	\$3,492	\$3,478	\$4,360	\$5,016	\$1,876	\$7,664	\$3,663	\$6,359	\$0	\$0	\$43,524
Pest Control	\$247	\$247	\$247	\$550	\$257	\$257	\$257	\$257	\$0	\$257	\$0	\$0	\$2,576
Irrigation/Drainage	\$1,174	\$846	\$889	\$1,914	\$1,199	\$1,042	\$3,161	\$3,464	\$2,235	\$2,492	\$0	\$0	\$18,415
Sand and Topsoil	\$549	\$1,916	\$1,466	\$1,979	\$1,901	\$920	\$1,775	\$2,288	\$1,573	\$1,567	\$0	\$0	\$15,933
Flower/Mulch	\$0	\$114	\$0	\$0	\$1,260	\$315	\$719	\$719	\$2,239	\$1,291	\$0	\$0	\$6,657
Fertilizer	\$5,303	\$12,709	\$11,544	\$11,081	\$10,415	\$11,445	\$11,659	\$6,701	\$11,973	\$14,506	\$0	\$0	\$107,335
Seed/Sod	\$406	\$2,477	\$2,477	\$1,984	\$1,579	\$0	\$0	\$2,292	\$709	\$709	\$0	\$0	\$12,632
Trash Removal	\$271	\$135	\$0	\$0	\$271	\$0	\$271	\$135	\$135	\$135	\$0	\$0	\$1,353
Contingency	\$585	\$1,137	\$585	\$2,968	\$2,901	\$1,678	\$818	\$818	\$818	\$888	\$0	\$0	\$13,198
First Aid	\$78	\$0	\$90	\$200	\$0	\$0	\$269	\$0	\$115	\$163	\$0	\$0	\$915
Office Supplies	\$0	\$0	\$0	\$0	\$526	\$245	\$0	\$298	\$243	\$0	\$0	\$0	\$1,311
Operating Supplies	\$815	\$1,289	\$811	\$947	\$2,131	\$2,746	\$1,708	\$774	\$2,077	\$1,757	\$0	\$0	\$15,054
Training	\$0	\$360	\$0	\$112	\$110	\$709	\$0	\$489	\$369	\$728	\$0	\$0	\$2,876
Janitorial Supplies	\$1,173	\$0	\$0	\$122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,294
Soil & Water Testing	\$0	\$0	\$494	\$494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987
Uniforms	\$771	\$561	\$636	\$642	\$553	\$514	\$514	\$642	\$534	\$227	\$0	\$0	\$5,593
Equipment Rental	\$492	\$0	\$0	\$152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$644
Equipment Lease	\$12,503	\$10,662	\$5,966	\$8,785	\$13,453	\$13,315	\$13,132	\$13,469	\$13,469	\$14,122	\$0	\$0	\$118,878
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$73,922	\$78,811	\$72,285	\$79,173	\$88,574	\$86,300	\$88,134	\$82,858	\$89,067	\$92,019	\$0	\$0	\$831,142

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Administrative Expenditures:</i>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$450
Dissertation	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$633
Trustee Fees	\$313	\$313	\$313	\$313	\$313	\$313	\$307	\$307	\$307	\$307	\$307	\$307	\$3,103
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,250
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$46,900
Insurance	\$5,266	\$5,266	\$5,359	\$4,540	\$5,307	\$7,716	\$7,211	\$7,211	\$7,211	\$7,211	\$7,211	\$7,211	\$62,298
Property Taxes	\$504	\$504	\$1,444	\$845	\$504	\$504	\$504	\$504	\$504	\$504	\$504	\$504	\$6,323
Total Administrative Expenditures	\$11,031	\$11,031	\$12,064	\$10,646	\$11,072	\$13,481	\$12,970	\$12,970	\$12,970	\$12,970	\$12,970	\$12,970	\$121,157
<i>Revenues:</i>													
Renewal & Replacement	\$1,490	\$2,309	\$3,001	\$3,129	\$2,920	\$4,184	\$4,612	\$3,715	\$2,557	\$2,506	\$0	\$0	\$30,424
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$1,490	\$2,309	\$3,001	\$3,129	\$2,920	\$4,184	\$4,612	\$3,715	\$2,557	\$2,506	\$0	\$0	\$30,424
Total Revenues	\$115,468	\$150,030	\$156,441	\$146,015	\$209,224	\$230,618	\$185,772	\$127,833	\$125,297	\$106,493	\$0	\$0	\$1,553,190
Total Expenditures	\$132,198	\$128,210	\$141,486	\$133,293	\$155,569	\$162,430	\$162,775	\$151,603	\$143,602	\$155,231	\$0	\$0	\$1,466,396
Operating Income (Loss)	(\$16,731)	\$21,820	\$14,955	\$12,722	\$53,656	\$68,188	\$22,997	(\$23,770)	(\$18,305)	(\$48,738)	\$0	\$0	\$86,794
<i>Non Operating Revenues/(Expenditures):</i>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$465,296
Interest Income	\$62	\$64	\$46	\$48	\$48	\$43	\$58	\$154	\$60	\$58	\$0	\$0	\$642
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$14,873)	(\$31,487.32)
Principal Expense	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$316,667)
Total Non Operating Revenues/(Expenditures)	\$51	\$54	\$36	\$38	\$38	\$33	\$48	\$144	\$50	\$48	\$0	\$0	\$539
Net Non Operating Income / (Loss)	(\$16,679)	\$21,874	\$14,991	\$12,760	\$53,693	\$68,221	\$23,044	(\$23,626)	(\$18,255)	(\$48,690)	\$0	\$0	\$87,333

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	\$8,305	\$12,684	\$15,190	\$11,790	\$11,045	\$11,604	\$12,099	\$0	\$0	\$111,522
Total Revenues	\$7,249	\$8,801	\$12,754	\$8,305	\$12,684	\$15,190	\$11,790	\$11,045	\$11,604	\$12,099	\$0	\$0	\$111,522
<i>Expenditures</i>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$11,165	\$1,398	\$8,923	\$0	\$0	\$73,746
Total Expenditures	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$11,165	\$1,398	\$8,923	\$0	\$0	\$73,746
Operating Income (Loss)	(\$1,744)	\$5,665	\$2,634	\$6,452	\$4,285	\$4,148	\$3,074	(\$120)	\$10,206	\$3,176	\$0	\$0	\$37,776

**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)
Current Bonds Outstanding	\$8,335,000

(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:	\$280,347
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Less: May 1, 2018 Principal	(\$380,000)
Current Bonds Outstanding	\$3,700,000

**Viera East
Community Development District
Special Assessment Receipts - FY2018**

Date	Net	Gen Fund	Debt Svc 2006	Rec Fund	Total
10/20/17	\$ 1,231	\$ 261	\$ 783	\$ 188	\$ 1,231
11/14/17	\$ 61,124	\$ 12,958	\$ 38,852	\$ 9,314	\$ 61,124
11/27/17	\$ 745,889	\$ 158,122	\$ 474,112	\$ 113,654	\$ 745,889
12/12/17	\$ 2,020,651	\$ 428,361	\$ 1,284,395	\$ 307,895	\$ 2,020,651
12/19/17	\$ 379,495	\$ 80,450	\$ 241,220	\$ 57,825	\$ 379,495
1/10/18	\$ 204,534	\$ 43,359	\$ 130,009	\$ 31,166	\$ 204,534
1/30/18	\$ 1,515	\$ 321	\$ 963	\$ 231	\$ 1,515
2/7/2018 (1)	\$ 60,700	\$ 12,868	\$ 38,583	\$ 9,249	\$ 60,700
3/6/18	\$ 24,935	\$ 5,286	\$ 15,849	\$ 3,799	\$ 24,935
4/11/2018 (2)	\$ 99,902.41	\$ 21,178	\$ 63,501	\$ 15,223	\$ 99,902
5/8/18	\$ 19,924	\$ 4,224	\$ 12,664	\$ 3,036	\$ 19,924
5/23/2018 (3)	\$ 187	\$ 40	\$ 119	\$ 29	\$ 187
6/7/18	\$ 145,260	\$ 30,794	\$ 92,332	\$ 22,134	\$ 145,260
6/15/18 (4)	\$ 18,338	\$ 3,887	\$ 11,656	\$ 2,794	\$ 18,338
	\$ 3,783,684	\$ 802,110	\$ 2,405,038	\$ 576,535	\$ 3,783,684

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer	Assessments Outstanding
Debt Service Fund	\$ 2,423,170	63.56%	\$ 2,405,038	\$ (2,405,038)	\$ -	\$ 18,132
General Fund	\$ 808,157	21.20%	\$ 802,110	\$ (802,110)	\$ -	\$ 6,047
Recreation Fund	\$ 580,882	15.24%	\$ 576,535	\$ (576,535)	\$ -	\$ 4,347
	\$ 3,812,209	100.00%	\$ 3,783,684	\$ (3,783,684)	\$ -	\$ 28,525

- (1) Represents Distribution less Postage Billing deductions from February 7, 2018 distribution
- (2) Represents Distribution less Postage Billing deductions from April 11, 2018 distribution
- (3) Represents Interest Distribution
- (4) 2018 Tax Certificate Sale

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

	Actuals 7/31/17	Actuals 7/31/18	Variance	Year to Date 7/31/17	Year to Date 7/31/18	Variance
<i>Revenues:</i>						
Greens Fees	\$67,623	\$ 72,213	\$ 4,590	\$1,057,711	\$1,134,628	\$ 76,916
Gift Cards - Sales	\$240	\$ 780	\$ 541	\$ 9,267	\$ 11,322	\$ 2,056
Gift Cards - Usage	(\$1,408)	(832)	\$ 576	\$ (21,131)	\$ (16,580)	\$ 4,551
Season Advance/Trail Fees	\$14,774	\$12,789	\$ (1,986)	\$179,843	\$157,855	\$ (21,987)
Associate Memberships	\$1,185	\$1,343	\$ 158	\$23,888	\$34,088	\$ 10,199
Driving Range	\$4,616	\$4,333	\$ (282)	\$62,894	\$65,605	\$ 2,711
Golf Lessons	\$26	\$175	\$ 149	\$1,795	\$1,750	\$ (45)
Merchandise Sales	\$7,094	\$12,099	\$ 5,005	\$105,971	\$111,522	\$ 5,551
Restaurant	\$123	\$1,216	\$ 1,094	\$8,931	\$20,173	\$ 11,242
Special Assessments - Operations	\$1,877	\$1,877	\$ -	\$18,773	\$18,773	\$ -
Miscellaneous Income	\$735	\$498	\$ (237)	\$8,357	\$14,054	\$ 5,696
Total Revenues	<u>\$ 96,886</u>	<u>\$ 106,493</u>	<u>\$ 9,607</u>	<u>\$1,456,299</u>	<u>\$1,553,190</u>	<u>\$ 96,891</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 11,665	\$ 10,872	\$ 793	\$118,710	\$120,745	\$ (2,036)
Restaurant	\$ 892	\$ 930	\$ (38)	\$9,860	\$8,916	\$ 944
Golf Operations	\$ 21,680	\$ 27,060	\$ (5,380)	\$248,333	\$280,266	\$ (31,932)
Merchandise Sales	\$ 8,662	\$ 8,923	\$ (260)	\$78,808	\$73,746	\$ 5,062
Golf Course Maintenance	\$ 75,251	\$ 92,019	\$ (16,768)	\$751,368	\$831,142	\$ (79,774)
Administrative	\$ 11,782	\$ 12,920	\$ (1,139)	\$114,159	\$121,157	\$ (6,998)
Reserves	\$ 2,416	\$ 2,506	\$ (90)	\$29,595	\$30,424	\$ (829)
Total Expenditures	<u>\$ 132,348</u>	<u>\$ 155,231</u>	<u>\$ (22,882)</u>	<u>\$1,350,833</u>	<u>\$1,466,396</u>	<u>\$ (115,563)</u>
Operating Income/(Loss)	<u>\$ (35,463)</u>	<u>\$ (48,738)</u>	<u>\$ (13,275)</u>	<u>\$ 105,466</u>	<u>\$ 86,794</u>	<u>\$ (18,672)</u>

Viera East Cash Flow Analysis FY 2018

I. Cash Flows:

	Actuals												Projections		
	October	November	December	January	February	March	April	May	June	July	August	September	Totals		
Starting Funds															
Carry Forward	\$ 65,313	\$ 48,582	\$ 70,402	\$ 85,357	\$ 98,080	\$ 151,735	\$ 220,234	\$ 243,231	\$ 219,461	\$ 201,156	\$ 152,418	\$ 130,747	\$ 1,771,075		
Revenues															
Golf Course	\$ 115,468	\$ 150,030	\$ 156,441	\$ 146,015	\$ 209,224	\$ 230,618	\$ 185,772	\$ 127,833	\$ 125,297	\$ 106,493	\$ 127,007	\$ 90,879	\$ 1,771,075		
Course Operations	\$ 114,731	\$ 148,232	\$ 152,746	\$ 143,594	\$ 207,442	\$ 227,079	\$ 183,689	\$ 126,639	\$ 123,590	\$ 105,276	\$ 126,297	\$ 90,374	\$ 1,749,687		
Restaurant	\$ 737	\$ 1,798	\$ 3,695	\$ 2,421	\$ 1,783	\$ 3,539	\$ 2,083	\$ 1,194	\$ 1,707	\$ 1,216	\$ 710	\$ 505	\$ 21,388		
Total All Cash	\$ 180,781	\$ 198,612	\$ 226,843	\$ 237,372	\$ 307,304	\$ 382,353	\$ 406,006	\$ 371,064	\$ 344,758	\$ 307,648	\$ 279,425	\$ 221,626	\$ 1,771,075		
Expenses															
Golf Course	\$ 132,198	\$ 128,210	\$ 141,486	\$ 133,293	\$ 155,669	\$ 162,119	\$ 162,775	\$ 151,603	\$ 143,602	\$ 155,231	\$ 148,678	\$ 147,634	\$ 1,762,397		
Course Operations	\$ 131,505	\$ 127,346	\$ 140,706	\$ 132,400	\$ 154,690	\$ 161,227	\$ 161,820	\$ 150,759	\$ 142,615	\$ 154,307	\$ 147,833	\$ 147,033	\$ 1,752,035		
Restaurant	\$ 893	\$ 864	\$ 780	\$ 892	\$ 879	\$ 892	\$ 955	\$ 844	\$ 987	\$ 930	\$ 845	\$ 601	\$ 10,362		
Cash Less Expenses	\$ 48,582	\$ 70,402	\$ 85,357	\$ 98,080	\$ 151,735	\$ 220,234	\$ 243,231	\$ 219,461	\$ 201,156	\$ 152,418	\$ 130,747	\$ 73,992	\$ 1,771,075		

Projected Revenues FY 2018 \$ 1,771,075
 Projected Expenses FY 2018 \$ 1,762,397
 Projected Surplus(Deficit) FY 2018 \$ 8,679

**Viera East
Community Development District
Detailed Rounds of Golf Report
Jul-18**

<u>Rounds of Golf</u>	Monthly		Year to Date	
Paid Rounds				
Rounds of Golf- Associate Member	393	11%	4,694	10%
Rounds of Golf- CDD Resident	501	14%	8,003	18%
Rounds of Golf - Public	1,520	44%	16,793	37%
Rounds of Golf - Golf Now / EZ Links	219	6%	3,750	8%
Rounds of Golf- Tournaments	56	2%	1,229	3%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	-109	-3%	728	-2%
Total Paid Rounds	2,580		33,741	
Member Rounds				
Rounds of Golf - Members	437	13%	5,821	13%
Total Member Rounds	437		5,821	
Comp Rounds				
Rounds of Golf- Staff/Comp	148	4%	1,420	3%
Rounds of Golf- GolfNow EZ Links - Trade	199	6%	2,503	6%
Rounds of Golf- Other Comp	107	3%	1,462	3%
Total Comp Rounds	454		5,385	
TOTAL ROUNDS OF GOLF	3,471	100%	44,947	100%

PY - PREVIOUS YEAR			
PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
370	3,763	23	931
412	8,065	89	-62
1,151	10,283	369	6,510
660	7,586	-441	-3,836
39	2,141	17	-912
29	1,186	-29	-1,186
-30	-675	-79	-53
2,631	32,349	-51	1,392
510	7,632	-73	-1,811
510	7,632	-73	-1,811
113	1,435	35	-15
209	3,058	-10	-555
130	1,467	-23	-5
452	5,960	2	-575
3,593	45,941	-122	-994

<u>Revenues</u>	Monthly		Year to Date	
Greens Fee Revenue				
Rounds of Golf- Associate Member	\$11,872	17%	\$170,177	15%
Rounds of Golf- CDD Resident	\$12,898	18%	\$237,347	21%
Rounds of Golf - Public	\$39,409	56%	\$554,264	49%
Rounds of Golf - Golf Now / EZ Links	\$6,996	10%	\$137,380	12%
Rounds of Golf- Tournaments	\$1,577	2%	\$40,736	4%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$1,928)	-3%	(\$16,152)	-1%
TOTAL GREENS FEE REVENUE	\$70,824	100%	\$1,123,752	100%

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$8,839	\$127,825	\$3,033	\$42,352
\$10,303	\$237,919	\$2,595	(\$572)
\$30,672	\$350,156	\$8,737	\$204,108
\$17,084	\$258,786	(\$10,088)	(\$121,406)
\$912	\$67,729	\$665	(\$26,993)
\$767	\$37,268	(\$767)	(\$37,268)
(\$504)	(\$11,916)	(\$1,424)	(\$4,236)
\$68,073	\$1,067,767	\$2,751	\$55,985

<u>Average \$ per Round of Golf</u>	Monthly	Year to Date
Average \$ per round of Golf		
Rounds of Golf- Associate Member	\$30.21	\$36.25
Rounds of Golf- CDD Resident	\$25.74	\$29.66
Rounds of Golf - Public	\$25.93	\$33.01
Rounds of Golf - Golf Now / EZ Links	\$31.95	\$36.63
Rounds of Golf- Tournaments	\$28.16	\$33.15
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$17.69	\$22.19
TOTAL - Average \$ per round of Golf	\$27.45	\$33.31

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$23.89	\$33.97	\$6.32	\$2.29
\$25.01	\$29.50	\$0.74	\$0.16
\$26.65	\$34.05	(\$0.72)	(\$1.05)
\$25.88	\$34.11	\$6.06	\$2.52
\$23.38	\$31.63	\$4.78	\$1.51
\$26.45	\$31.42	(\$26.45)	(\$31.42)
\$16.80	\$17.65	\$0.89	\$4.53
\$25.87	\$33.01	\$1.58	\$0.30

	Monthly	Year to Date
Membership Revenue	\$12,788	\$157,851
Average \$ per round of Golf	\$29.26	\$27.12

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$14,774	\$179,842	(\$1,986)	(\$21,991)
\$28.97	\$23.56	\$0.29	\$3.55