



**Viera East
Community Development
District**

Unaudited Financial Reporting

December 31, 2017



TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-4	<u>General Fund Income Statement</u>
5	<u>Capital Reserve Income Statement</u>
6	<u>Capital Reserve Check Register</u>
7	<u>Debt Service Income Statement</u>
8-11	<u>Golf Course Income Statement</u>
12-13	<u>Month by Month- General Fund</u>
14-16	<u>Month by Month- Golf Course</u>
17	<u>Month by Month- Proshop</u>
18	<u>Long Term Debt Report</u>
19	<u>FY2018 Tax Receipt Schedule</u>

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> <u>(memorandum only)</u>
Assets					
Operating Account	\$2,591,306	\$14,465	----	\$698,656	\$3,304,426
Accounts Receivable	----	----	----	(\$9,823)	(\$9,823)
Assessment Receivable	----	----	----	----	\$0
Rent Receivable	----	----	----	\$839	\$839
Due From Golf Course	\$91,532	----	----	----	\$91,532
Due From General Fund	----	----	----	\$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
Investments:					
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
Total Assets	\$2,691,351	\$179,924	\$2,231,706	\$2,448,815	\$7,551,796
Liabilities					
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)
Fund Equity					
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
Total Liabilities, Fund Equity, Other	\$2,691,351	\$179,924	\$2,231,706	\$2,448,815	\$7,551,796

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
<u>Revenues</u>				
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)
Total Revenues	\$864,536	\$694,247	\$694,222	(\$25)

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
Total Administrative	\$178,178	\$44,545	\$40,635	\$3,909

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><u>Operating Expenditures</u></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
Total Operating	\$161,532	\$40,383	\$40,024	\$359
<i><u>Maintenance Expenditures</u></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
Total Maintenance	\$230,000	\$57,500	\$18,961	\$38,539

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><u>Grounds Maintenance Expenditures</u></i>				
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
Total Grounds Maintenance	\$294,826	\$73,707	\$65,312	\$8,394
Total Expenditures	\$864,536	\$216,134	\$164,933	\$51,201
Excess Revenue/(Expenditures)	\$0		\$529,290	
Beginning Fund Balance	\$0		\$211,104	
Ending Fund Balance	\$0		\$740,393	

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

Revenues

	Adopted Budget	Prorated Budget 12/31/17	Actual 12/31/17	Variance
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)
Total Revenues	\$42,753	\$10,688	\$9,587	(\$1,101)

Expenditures

Capital Outlay	\$125,000	\$54,893	\$54,893	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$54,893	\$54,893	\$0

Excess Revenues/(Expenditures)	(\$82,247)	(\$45,306)		
Beginning Fund Balance	\$785,491	\$225,229		
Ending Fund Balance	\$703,244	\$179,924		

**Viera East
Community Development District**

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

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<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
Total			<u>\$ 54,893.00</u>

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
Revenues				
Special Assessments	\$2,423,170	\$2,039,362	\$2,039,362	\$0
Interest Income	\$100	\$25	\$193	\$168
Total Revenues	\$2,423,270	\$2,039,387	\$2,039,555	\$168
Expenditures				
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
Total Expenditures	\$2,440,211	\$291,669	\$291,669	\$0
Excess Revenues/(Expenditures)	(\$16,941)		\$1,747,886	
Beginning Fund Balance	\$466,966		\$483,815	
Ending Fund Balance	\$450,026		\$2,231,701	

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)
<i>Revenue per Round</i>							
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)
Total Revenues	\$1,784,917	\$156,441	\$154,275	\$2,166	\$421,938	\$423,509	(\$1,571)
<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
Total Golf Course Expenditures	\$140,258	\$17,031	\$11,683	(\$5,348)	\$32,885	\$35,050	\$2,165

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		
		Actuals	Budget	Variance	Actuals	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)
Total Restaurant Expenditures	\$11,900	\$780	\$914	\$134	\$2,537	\$2,491	(\$46)
<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
Total Golf Operation Expenditures	\$353,204	\$26,206	\$29,433	\$3,227	\$78,278	\$88,298	\$10,020
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$10,120	\$6,417	(\$3,703)	\$22,249	\$19,250	(\$2,999)
Total Merchandise Sales	\$77,000	\$10,120	\$6,417	(\$3,703)	\$22,249	\$19,250	(\$2,999)

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		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$417,502	\$30,646	\$34,792	\$4,146	\$95,552	\$104,376	\$8,823
Administrative Fees	\$8,698	\$781	\$725	(\$57)	\$2,226	\$2,175	(\$52)
FICA Expense	\$32,727	\$2,303	\$2,727	\$424	\$7,162	\$8,182	\$1,020
Employee Insurance	\$58,955	\$2,808	\$4,913	\$2,105	\$6,152	\$14,739	\$8,586
Workers Compensation	\$8,384	\$636	\$699	\$62	\$1,982	\$2,096	\$114
Unemployment	\$6,617	\$237	\$551	\$315	\$603	\$1,654	\$1,051
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$105	\$105
Consulting Fees	\$6,000	\$500	\$500	\$0	\$1,500	\$1,500	\$0
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$625	\$625
Utilities/Water	\$25,700	\$1,936	\$2,142	\$205	\$5,970	\$6,425	\$455
Repairs	\$42,000	\$3,741	\$3,500	(\$241)	\$11,040	\$10,500	(\$540)
Fuel & Oil	\$35,000	\$3,492	\$2,917	(\$575)	\$10,808	\$8,750	(\$2,058)
Pest Control	\$1,500	\$247	\$125	(\$122)	\$741	\$375	(\$366)
Irrigation/Drainage	\$34,000	\$889	\$2,833	\$1,945	\$2,908	\$8,500	\$5,592
Sand and Topsoil	\$17,500	\$1,466	\$1,458	(\$8)	\$3,932	\$4,375	\$443
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$114	\$1,750	\$1,636
Fertilizer	\$120,000	\$11,544	\$10,000	(\$1,544)	\$29,556	\$30,000	\$444
Seed/Sod	\$14,000	\$2,477	\$1,167	(\$1,310)	\$5,359	\$3,500	(\$1,859)
Trash Removal	\$2,000	\$0	\$167	\$167	\$406	\$500	\$94
Contingency	\$6,000	\$585	\$500	(\$85)	\$2,307	\$1,500	(\$807)
First Aid	\$600	\$90	\$50	(\$40)	\$168	\$150	(\$18)
Office Supplies	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Operating Supplies	\$18,000	\$811	\$1,500	\$689	\$2,914	\$4,500	\$1,586
Training	\$500	\$0	\$42	\$42	\$360	\$125	(\$235)
Janitorial Supplies	\$800	\$0	\$67	\$67	\$1,173	\$200	(\$973)
Soil & Water Testing	\$1,000	\$494	\$83	(\$410)	\$494	\$250	(\$244)
Uniforms	\$10,500	\$636	\$875	\$239	\$1,968	\$2,625	\$657
Equipment Rental	\$4,000	\$0	\$333	\$333	\$492	\$1,000	\$508
Equipment Lease	\$148,000	\$5,966	\$12,333	\$6,367	\$29,131	\$37,000	\$7,869
Small Tools	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Total Golf Course Maintenance	\$1,030,903	\$72,285	\$85,909	\$13,624	\$225,018	\$257,726	\$32,708

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		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Administrative Expenditures							
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$375	\$375
Arbitrage	\$600	\$50	\$50	\$0	\$150	\$150	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$250	\$250	\$0
Trustee Fees	\$3,750	\$313	\$313	\$0	\$938	\$938	\$0
Annual Audit	\$1,500	\$125	\$125	\$0	\$375	\$375	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$14,070	\$14,070	\$0
Insurance	\$71,000	\$5,359	\$5,917	\$557	\$15,892	\$17,750	\$1,858
Property Taxes	\$6,000	\$1,444	\$500	(\$944)	\$2,452	\$1,500	(\$952)
Total Administrative Expenditures	\$141,630	\$12,064	\$11,803	(\$262)	\$34,127	\$35,408	\$1,281
Renewal & Replacement	\$30,899	\$3,001	\$2,575	(\$426)	\$6,800	\$7,725	\$925
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$30,899	\$3,001	\$2,575	(\$426)	\$6,800	\$7,725	\$925
Total Revenues	\$1,784,917	\$156,441	\$154,275	\$2,166	\$421,938	\$423,509	(\$1,571)
Total Expenditures	\$1,785,795	\$141,486	\$148,733	\$7,247	\$401,894	\$445,948	\$44,054
Operating Income (Loss)	(\$878)	\$14,955	\$5,542	\$9,413	\$20,044	(\$22,438)	\$42,482
Non Operating Revenues/(Expenditures)							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$139,589	\$139,589	\$0
Interest Income	\$1,000	\$46	\$83	(\$37)	\$172	\$250	(\$78)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$178,478)	(\$14,873)	(\$14,873)	(\$0)	(\$44,620)	(\$44,619)	(\$0)
Principal Expense	(\$380,000)	(\$31,667)	(\$31,667)	(\$0)	(\$95,000)	(\$95,000)	(\$0)
Total Non Operating Revenues/(Expenditures)	\$878	\$36	\$73	(\$37)	\$141	\$219	(\$78)
Change in Net Assets	\$0	\$14,991	\$5,615	\$9,376	\$20,186	(\$22,219)	\$42,404
Beginning Net Assets	\$0	----	----	----	(\$2,107,243)	----	----
Ending Net Assets	\$0	----	----	----	(\$2,087,058)	----	----

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	\$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
Total Revenues	\$4,951	\$175,770	\$513,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$694,222
<i>Administrative Expenditures</i>													
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
Total Administrative	\$12,994	\$15,232	\$12,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,635
<i>Operating Expenditures</i>													
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	\$848	\$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
Total Operating	\$13,783	\$12,448	\$13,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,024

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	\$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
Total Maintenance	\$7,565	\$11,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,961
<i>Grounds Maintenance Expenditures</i>													
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
Refuse	\$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
Total Grounds Maintenance	\$19,419	\$23,004	\$22,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,312
Total Expenditures	\$53,761	\$62,080	\$49,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,933
Excess Revenue/(Expenditures)	(\$48,810)	\$113,690	\$464,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$529,290

**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
Total Revenues	\$115,468	\$150,030	\$156,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,938
<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
Total Golf Course Expenditures	\$9,046	\$6,808	\$17,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,885
<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
Total Restaurant Expenditures	\$893	\$864	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,537

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u><i>Golf Operations:</i></u>													
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
Total Golf Operation Expenditures	\$26,823	\$25,250	\$26,206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,278
<u><i>Merchandise Sales:</i></u>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,249
Total Merchandise Sales	\$8,994	\$3,136	\$10,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,249
<u><i>Golf Course Maintenance:</i></u>													
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	\$0	\$90	\$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	\$1,289	\$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
Total Golf Course Maintenance	\$73,922	\$78,811	\$72,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,018

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	\$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
Total Administrative Expenditures	\$11,031	\$11,031	\$12,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,127
<i>Reserves:</i>													
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
Total Reserves	\$1,490	\$2,309	\$3,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,800
Total Revenues	\$115,468	\$150,030	\$156,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,938
Total Expenditures	\$132,198	\$128,210	\$141,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401,894
Operating Income (Loss)	(\$16,731)	\$21,820	\$14,955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,044
<i>Non Operating Revenues/(Expenditures):</i>													
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)
Total Non Operating Revenues/(Expenditures)	\$51	\$54	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141
Net Non Operating Income / (Loss)	(\$16,679)	\$21,874	\$14,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,186

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
Total Revenues	\$7,249	\$8,801	\$12,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,804
<i>Expenditures</i>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,249
Total Expenditures	\$8,994	\$3,136	\$10,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,249
Operating Income (Loss)	(\$1,744)	\$5,665	\$2,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,555

**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)
Current Bonds Outstanding	\$10,145,000

(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:	\$281,309
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Current Bonds Outstanding	\$4,080,000

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

[illegible]

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer	Assessments Outstanding
Debt Service Fund	\$ 2,423,170	63.56%	\$ 2,169,370.20	\$ -	\$ 2,169,370	\$ 253,799.80
General Fund	\$ 808,157	21.20%	\$ 723,511.63	\$ (723,511.63)	\$ -	\$ 84,645.37
Recreation Fund	\$ 580,882	15.24%	\$ 520,041.15	\$ -	\$ 520,041	\$ 60,840.85
	\$ 3,812,209	100.00%	\$ 3,412,922.98	\$ (723,511.63)	\$ 2,689,411	\$ 399,286.02

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
Total Revenues	<u>\$ 147,391</u>	<u>\$ 156,441</u>	<u>\$ 9,049</u>	<u>\$ 415,099</u>	<u>\$ 421,938</u>	<u>\$ 6,839</u>
<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
Total Expenditures	<u>\$ 128,767</u>	<u>\$ 141,486</u>	<u>\$ (12,718)</u>	<u>\$ 374,074</u>	<u>\$ 401,894</u>	<u>\$ (27,820)</u>
Operating Income/(Loss)	<u>\$ 18,624</u>	<u>\$ 14,955</u>	<u>\$ (3,669)</u>	<u>\$ 41,026</u>	<u>\$ 20,044</u>	<u>\$ (20,981)</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	\$ 107,813	\$ 160,376	\$ 241,998	\$ 276,182	\$ 278,282	\$ 269,039	\$ 235,290	\$ 213,619	
Revenues													
Golf Course	\$ 115,468	\$ 150,030	\$ 156,441	\$ 171,419	\$ 201,732	\$ 230,988	\$ 183,227	\$ 150,799	\$ 139,520	\$ 114,846	\$ 127,007	\$ 90,879	\$ 1,832,356
Course Operations	\$ 114,731	\$ 148,232	\$ 152,746	\$ 170,457	\$ 200,598	\$ 229,688	\$ 182,198	\$ 149,954	\$ 138,739	\$ 114,205	\$ 126,297	\$ 90,374	\$ 1,818,219
Restaurant	\$ 737	\$ 1,798	\$ 3,695	\$ 962	\$ 1,134	\$ 1,300	\$ 1,029	\$ 845	\$ 781	\$ 641	\$ 710	\$ 505	\$ 14,137
Total All Cash	\$ 180,781	\$ 198,612	\$ 226,843	\$ 256,776	\$ 309,545	\$ 391,364	\$ 425,225	\$ 426,981	\$ 417,801	\$ 383,885	\$ 362,296	\$ 304,497	\$ 1,832,356
Expenses													
Golf Course	\$ 132,198	\$ 128,210	\$ 141,486	\$ 148,964	\$ 149,168	\$ 149,366	\$ 149,043	\$ 148,700	\$ 148,762	\$ 148,596	\$ 148,678	\$ 147,634	\$ 1,740,805
Course Operations	\$ 131,305	\$ 127,346	\$ 140,706	\$ 147,819	\$ 147,819	\$ 147,819	\$ 147,819	\$ 147,694	\$ 147,833	\$ 147,833	\$ 147,833	\$ 147,033	\$ 1,728,859
Restaurant	\$ 893	\$ 864	\$ 780	\$ 1,145	\$ 1,349	\$ 1,547	\$ 1,225	\$ 1,006	\$ 929	\$ 763	\$ 845	\$ 601	\$ 11,946
Cash Less Expenses	\$ 48,582	\$ 70,402	\$ 85,357	\$ 107,813	\$ 160,376	\$ 241,998	\$ 276,182	\$ 278,282	\$ 269,039	\$ 235,290	\$ 213,619	\$ 156,863	

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

Rounds of Golf

	Monthly		Year to Date	
<u>Paid Rounds</u>				
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%	-	-1%
Total Paid Rounds	3,231		9,178	
<u>Member Rounds</u>				
Rounds of Golf - Members	635	14%	1,748	14%
Total Member Rounds	635		1,748	
<u>Comp Rounds</u>				
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%
Total Comp Rounds	551		1,467	
TOTAL ROUNDS OF GOLF	4,417	100%	12,393	100%

Revenues

	Monthly		Year to Date	
Greens Fee Revenue				
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%
TOTAL GREENS FEE REVENUE	\$109,206	100%	\$298,043	100%

Average \$ per Round of Golf

	Monthly	Year to Date
<u>Average \$ per round of Golf</u>		
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
TOTAL - Average \$ per round of Golf	\$33.80	\$32.47

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