



**Viera East
Community Development
District**

Unaudited Financial Reporting

March 31, 2018



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Viera East
Community Development District
 Combined Balance Sheet
 March 31, 2018

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>
<i>Assets</i>					
Operating Account	\$559,941	\$8,669	---	\$395,482	\$964,092
Accounts Receivable	---	---	---	\$5,541	\$5,541
Assessment Receivable	---	---	---	---	\$0
Rent Receivable	---	---	---	\$1,049	\$1,049
Due From Golf Course	\$108,940	---	---	---	\$108,940
Due From General Fund	---	---	---	\$30,864	\$30,864
Due From Capital Reserve	---	---	---	\$6,000	\$6,000
Due from Debt Service	\$5	---	---	---	\$5
Due from Other	---	---	---	\$1,903	\$1,903
Inventory - Pro Shop	---	---	---	\$82,253	\$82,253
<i>Investments:</i>					
State Board	---	\$179,278	---	---	\$179,278
Benefit Assessment- Series 2012	---	---	---	\$473,731	\$473,731
Reserve - Series 2012	---	---	---	\$281,447	\$281,447
Bond Service 2006	---	---	\$2,417,883	---	\$2,417,883
Improvements (Net of Depreciation)	---	---	---	\$1,259,416	\$1,259,416
Prepaid Expenses- Debt	---	---	---	---	\$0
Prepaid Expenses- Operations	\$8,957	---	---	\$118,653	\$127,610
Total Assets	\$677,843	\$187,947	\$2,417,883	\$2,656,340	\$5,940,013
<i>Liabilities</i>					
Accounts Payable	\$8,875	---	---	(\$78)	\$8,797
Accrued Expenses	\$813	---	---	\$2,592	\$3,404
Deferred Revenue- Season Advance	---	---	---	\$103,259	\$103,259
Deferred Revenue- Special Assessments O&M	---	---	---	\$11,254	\$11,254
Deferred Revenue- Special Assessments Debt	---	---	---	\$231,626	\$231,626
Deposit-Divots Grill	---	---	---	\$8,000	\$8,000
Due to General Fund	---	---	\$5	\$108,940	\$108,945
Accrued Interest Payable	---	---	---	\$102,016	\$102,016
Accrued Principal Payable	---	---	---	\$158,333	\$158,333
Golf Cart Lease Payable	---	---	---	---	\$0
Sales Tax Payable	---	---	---	\$17,490	\$17,490
Event Deposits	---	---	---	\$855	\$855
Due to Golf Course	\$30,864	\$6,000	---	---	\$36,864
Due to Debt Service	---	---	---	---	\$0
Due to Capital Reserve	---	---	---	---	\$0
Accrued Payroll Payable	\$8,313	---	---	\$19,781	\$28,094
Bonds Payable - Series 2012	---	---	---	\$4,080,000	\$4,080,000
Bond Discount	---	---	---	(\$20,623)	(\$20,623)
Deferred Loss	---	---	---	(\$225,134)	(\$225,134)
<i>Fund Equity</i>					
Net Assets	---	---	---	(\$1,941,971)	(\$1,941,971)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Assigned - Prepaid Expenses	\$8,957	---	---	---	\$8,957
Unassigned	\$444,022	\$181,947	---	---	\$625,970
Restricted for Debt Service	---	---	\$2,417,878	---	\$2,417,878
Total Liabilities, Fund Equity, Other	\$677,843	\$187,947	\$2,417,883	\$2,656,340	\$5,940,013

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

	Adopted Budget	Prorated Budget 3/31/18	Actual 3/31/18	Variance
<u>Revenues</u>				
Maintenance Assessments	\$808,157	\$741,987	\$741,987	\$0
Golf Course Administrative Services	\$56,280	\$28,140	\$28,140	\$0
Interest Income	\$100	\$50	\$13	(\$37)
Total Revenues	\$864,536	\$770,176	\$770,139	(\$37)

Administrative Expenditures

Supervisors Fees	\$30,195	\$15,098	\$13,499	\$1,598
Engineering Fees	\$5,000	\$2,500	\$1,125	\$1,375
Attorney's Fees	\$5,000	\$2,500	\$0	\$2,500
Dissemination	\$1,000	\$500	\$500	\$0
Trustee Fees	\$5,600	\$2,800	\$2,797	\$3
Annual Audit	\$6,500	\$3,250	\$3,296	(\$46)
Collection Agent	\$2,500	\$1,250	\$1,250	(\$0)
Management Fees	\$97,515	\$48,758	\$48,758	\$0
Postage	\$2,500	\$1,250	\$499	\$751
Printing & Binding	\$4,500	\$2,250	\$317	\$1,933
Insurance- Liability	\$7,293	\$3,647	\$3,388	\$259
Legal Advertising	\$2,500	\$1,250	\$0	\$1,250
Other Current Charges	\$1,500	\$750	\$416	\$334
Office Supplies	\$3,000	\$1,500	\$956	\$544
Dues & Licenses	\$175	\$88	\$88	(\$0)
Information Technology	\$3,400	\$1,700	\$1,700	\$0
Total Administrative	\$178,178	\$89,089	\$78,587	\$10,502

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

	Adopted Budget	Prorated Budget 3/31/18	Actual 3/31/18	Variance
<u><i>Operating Expenditures</i></u>				
Salaries	\$131,660	\$65,830	\$64,475	\$1,355
Administrative Fee	\$1,199	\$600	\$706	(\$107)
FICA Expense	\$10,072	\$5,036	\$4,817	\$219
Employee Insurance	\$7,667	\$3,834	\$3,839	(\$6)
Workers Compensation	\$2,581	\$1,291	\$1,343	(\$52)
Unemployment	\$853	\$427	\$743	(\$317)
Other Contractual	\$6,500	\$3,250	\$3,552	(\$302)
Training	\$500	\$250	\$0	\$250
Uniforms	\$500	\$250	\$0	\$250
Total Operating	\$161,532	\$80,766	\$79,475	\$1,291
<u><i>Maintenance Expenditures</i></u>				
Canal Maintenance	\$11,000	\$5,500	\$4,764	\$736
Lake Bank Restoration	\$60,000	\$30,000	\$0	\$30,000
Environmental Services	\$27,000	\$13,500	\$3,791	\$9,709
Water Management System	\$99,000	\$49,500	\$48,209	\$1,291
Control Burns	\$15,000	\$7,500	\$0	\$7,500
Contingencies	\$9,000	\$4,500	\$970	\$3,530
Fire Line Maintenance	\$5,000	\$2,500	\$858	\$1,642
Basin Repair	\$4,000	\$2,000	\$45	\$1,955
Total Maintenance	\$230,000	\$115,000	\$58,636	\$56,364

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

Adopted Budget	Prorated Budget 3/31/18	Actual 3/31/18	Variance
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Grounds Maintenance Expenditures

Salaries	\$145,559	\$72,780	\$72,602	\$177
Administrative Fees	\$3,289	\$1,645	\$1,667	(\$23)
FICA	\$11,135	\$5,568	\$5,245	\$323
Health Insurance	\$24,205	\$12,103	\$14,053	(\$1,950)
Workers Compensation	\$2,853	\$1,427	\$1,510	(\$83)
Unemployment	\$2,132	\$1,066	\$1,730	(\$664)
Telephone	\$2,000	\$1,000	\$2,696	(\$1,696)
Utilities	\$7,700	\$3,850	\$2,620	\$1,230
Property Appraiser	\$1,990	\$995	\$1,986	(\$991)
Insurance	\$1,359	\$680	\$585	\$95
Repairs	\$14,000	\$7,000	\$4,153	\$2,847
Fuel	\$16,500	\$8,250	\$748	\$7,502
Park Maintenance	\$3,000	\$1,500	\$1,541	(\$41)
Sidewalk Maintenance	\$5,000	\$2,500	\$5,245	(\$2,745)
Chemicals	\$5,000	\$2,500	\$1,009	\$1,491
Contingencies	\$6,000	\$3,000	\$1,122	\$1,878
Refuse	\$9,000	\$4,500	\$2,891	\$1,609
Office Supplies	\$1,000	\$500	\$233	\$267
Uniforms	\$3,000	\$1,500	\$1,230	\$270
Rain Bird Pump System	\$18,500	\$9,250	\$6,852	\$2,398
Maintenance Reserve - Transfer Out	\$11,604	\$5,802	\$5,802	\$0
Total Grounds Maintenance	\$294,826	\$147,413	\$135,520	\$11,893
Total Expenditures	\$864,536	\$432,268	\$352,219	\$80,049
Excess Revenue/(Expenditures)	\$0		\$417,921	
Beginning Fund Balance	\$0		\$211,058	
Ending Fund Balance	\$0		\$628,979	

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

Revenues

	Adopted Budget	Prorated Budget 3/31/18	Actual 3/31/18	Variance
Interest Income	\$250	\$125	\$1,391	\$1,266
Reserve Funding - Transfer In (General)	\$11,604	\$5,802	\$5,802	\$0
Reserve Funding - Transfer In (Golf)	\$30,899	\$15,450	\$16,214	\$764
Total Revenues	\$42,753	\$21,377	\$23,407	\$2,030

Expenditures

Capital Outlay	\$125,000	\$66,689	\$66,689	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$66,689	\$66,689	\$0

Excess Revenues/(Expenditures)	(\$82,247)	(\$43,282)
Beginning Fund Balance	\$785,491	\$225,229
Ending Fund Balance	\$703,244	\$181,947

**Viera East
Community Development District**

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

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
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
Total			<u>\$ 66,689.00</u>

Viera East
Community Development District
Debt Service Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2018

	Adopted Budget	Prorated Budget 3/31/18	Actual 3/31/18	Variance
<u>Revenues</u>				
Special Assessments	\$2,423,170	\$2,224,765	\$2,224,765	\$0
Interest Income	\$100	\$50	\$966	\$916
Total Revenues	\$2,423,270	\$2,224,815	\$2,225,732	\$916
<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
Total Expenditures	\$2,440,211	\$291,669	\$291,669	\$0
Excess Revenues/(Expenditures)	(\$16,941)		\$1,934,063	
Beginning Fund Balance	\$466,966		\$483,815	
Ending Fund Balance	\$450,026		\$2,417,878	

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	37,250	4,698	4,843	(145)	21,412	20,447	965
Member Rounds	10,000	786	1,300	(514)	4,191	5,489	(1,298)
Comp Rounds	6,000	719	780	(61)	3,580	3,293	287
Total Memberships	60	3	-	3	46	60	(14)
<i>Revenue per Round</i>							
Paid Rounds	\$35	\$38	\$35	\$3	\$35	\$37	(\$2)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,296,290	\$180,353	\$171,110	\$9,242	\$742,067	\$756,385	(\$14,318)
Gift Cards - Sales	\$25,000	\$785	\$3,300	(\$2,515)	\$6,967	\$14,588	(\$7,621)
Gift Cards - Usage	(\$25,000)	(\$2,243)	(\$3,300)	\$1,057	(\$11,835)	(\$14,588)	\$2,752
Season Advance/Trail Fees	\$210,000	\$17,357	\$27,720	(\$10,363)	\$103,296	\$122,535	(\$19,239)
Associate Memberships	\$42,000	\$3,634	\$5,544	(\$1,910)	\$23,068	\$24,507	(\$1,439)
Driving Range	\$72,000	\$9,622	\$9,504	\$118	\$42,409	\$42,012	\$397
Golf Lessons	\$2,100	\$175	\$277	(\$102)	\$1,050	\$1,225	(\$175)
Merchandise Sales	\$115,000	\$15,190	\$15,180	\$10	\$64,983	\$67,103	(\$2,120)
Restaurant	\$10,000	\$3,539	\$1,320	\$2,219	\$13,972	\$5,835	\$8,137
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$11,264	\$11,259	\$5
Miscellaneous Income	\$15,000	\$329	\$1,250	(\$920)	\$10,555	\$7,497	\$3,058
Total Revenues	\$1,784,917	\$230,618	\$233,781	(\$3,164)	\$1,007,795	\$1,038,358	(\$30,563)
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$18,000	\$893	\$1,499	\$606	\$5,340	\$8,996	\$3,657
Telephone/Internet	\$9,308	\$374	\$775	\$402	\$2,394	\$4,652	\$2,258
Postage	\$450	\$107	\$37	(\$69)	\$1,056	\$225	(\$831)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$1,304	\$500	(\$804)
Utilities	\$5,000	\$412	\$417	\$5	\$2,373	\$2,499	\$126
Repairs & Maintenance	\$7,000	\$1,291	\$583	(\$708)	\$4,856	\$3,499	(\$1,357)
Advertising	\$45,000	\$4,569	\$3,749	(\$820)	\$24,032	\$22,491	(\$1,541)
Bank Charges	\$30,500	\$4,053	\$2,541	(\$1,512)	\$16,070	\$15,244	(\$826)
Office Supplies	\$1,500	\$663	\$125	(\$538)	\$1,376	\$750	(\$626)
Operating Supplies	\$9,500	\$144	\$791	\$647	\$1,703	\$4,748	\$3,045
Dues, Licenses & Subscriptions	\$2,000	\$3,237	\$167	(\$3,070)	\$4,952	\$1,000	(\$3,952)
Drug Testing - All Departments	\$500	\$0	\$42	\$42	\$356	\$250	(\$106)
Training, Education & Employee Relations	\$2,500	\$26	\$208	\$182	\$3,135	\$1,250	(\$1,885)
Contractual Security	\$5,000	\$120	\$417	\$297	\$1,711	\$2,499	\$788
IT Services	\$3,000	\$425	\$250	(\$175)	\$1,109	\$1,499	\$391
Total Golf Course Expenditures	\$140,258	\$16,313	\$11,683	(\$4,630)	\$71,765	\$70,101	(\$1,664)

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,000	\$801	\$1,170	\$369	\$4,747	\$4,940	\$193
Pest Control	\$1,800	\$0	\$234	\$234	\$0	\$988	\$988
Equipment Lease	\$1,100	\$91	\$143	\$52	\$453	\$604	\$151
Total Restaurant Expenditures	\$11,900	\$892	\$1,547	\$655	\$5,200	\$6,532	\$1,332
<i>Golf Operation Expenditures</i>							
Salaries	\$222,204	\$18,640	\$18,516	(\$124)	\$99,143	\$111,098	\$11,955
Administrative Fee	\$12,858	\$1,309	\$1,071	(\$238)	\$7,781	\$6,429	(\$1,353)
FICA Expense	\$17,253	\$1,437	\$1,438	\$1	\$7,595	\$8,626	\$1,031
Health Insurance	\$461	\$38	\$38	\$0	\$228	\$230	\$3
Workers Compensation	\$4,420	\$391	\$368	(\$23)	\$2,068	\$2,210	\$142
Unemployment	\$9,322	\$857	\$777	(\$81)	\$4,219	\$4,661	\$441
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$250	\$250
Utilities	\$20,500	\$1,900	\$1,708	(\$192)	\$10,479	\$10,250	(\$229)
Repairs	\$250	\$0	\$21	\$21	\$0	\$125	\$125
Pest Control	\$1,800	\$0	\$150	\$150	\$0	\$900	\$900
Supplies	\$3,000	\$1,320	\$250	(\$1,070)	\$4,232	\$1,500	(\$2,732)
Uniforms	\$1,500	\$207	\$125	(\$82)	\$207	\$750	\$543
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,000	\$1,000
Fuel	\$500	\$0	\$42	\$42	\$0	\$250	\$250
Cart Lease	\$42,636	\$3,786	\$3,553	(\$233)	\$23,370	\$21,318	(\$2,052)
Cart Maintenance	\$4,000	\$21	\$333	\$312	\$3,180	\$2,000	(\$1,180)
Driving Range	\$10,000	\$0	\$833	\$833	\$4,439	\$5,000	\$561
Total Golf Operation Expenditures	\$353,204	\$29,907	\$29,433	(\$474)	\$166,942	\$176,597	\$9,655
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$11,041	\$6,417	(\$4,625)	\$43,543	\$38,500	(\$5,043)
Total Merchandise Sales	\$77,000	\$11,041	\$6,417	(\$4,625)	\$43,543	\$38,500	(\$5,043)

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$417,502	\$31,312	\$34,792	\$3,480	\$189,691	\$208,751	\$19,060
Administrative Fees	\$8,698	\$754	\$725	(\$29)	\$4,463	\$4,349	(\$114)
FICA Expense	\$32,727	\$2,249	\$2,727	\$478	\$14,039	\$16,364	\$2,325
Employee Insurance	\$58,955	\$3,505	\$4,913	\$1,408	\$17,673	\$29,478	\$11,805
Workers Compensation	\$8,384	\$649	\$699	\$50	\$3,934	\$4,192	\$258
Unemployment	\$6,617	\$957	\$551	(\$405)	\$4,773	\$3,309	(\$1,464)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$210	\$210
Consulting Fees	\$6,000	\$500	\$500	\$0	\$3,500	\$3,000	(\$500)
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$1,250	\$1,250
Utilities/Water	\$25,700	\$2,925	\$2,142	(\$784)	\$12,756	\$12,850	\$94
Repairs	\$42,000	\$5,249	\$3,500	(\$1,749)	\$20,881	\$21,000	\$119
Fuel & Oil	\$35,000	\$5,016	\$2,917	(\$2,100)	\$23,662	\$17,500	(\$6,162)
Pest Control	\$1,500	\$257	\$125	(\$132)	\$1,805	\$750	(\$1,055)
Irrigation/Drainage	\$34,000	\$1,042	\$2,833	\$1,792	\$7,063	\$17,000	\$9,937
Sand and Topsoil	\$17,500	\$920	\$1,458	\$539	\$8,731	\$8,750	\$19
Flower/Mulch	\$7,000	\$315	\$583	\$268	\$1,689	\$3,500	\$1,811
Fertilizer	\$120,000	\$11,445	\$10,000	(\$1,445)	\$62,497	\$60,000	(\$2,497)
Seed/Sod	\$14,000	\$0	\$1,167	\$1,167	\$8,922	\$7,000	(\$1,922)
Trash Removal	\$2,000	\$0	\$167	\$167	\$677	\$1,000	\$323
Contingency	\$6,000	\$1,678	\$500	(\$1,178)	\$9,855	\$3,000	(\$6,855)
First Aid	\$600	\$0	\$50	\$50	\$368	\$300	(\$68)
Office Supplies	\$500	\$245	\$42	(\$203)	\$771	\$250	(\$521)
Operating Supplies	\$18,000	\$2,746	\$1,500	(\$1,246)	\$8,738	\$9,000	\$262
Training	\$500	\$709	\$42	(\$668)	\$1,291	\$250	(\$1,041)
Janitorial Supplies	\$800	\$0	\$67	\$67	\$1,294	\$400	(\$894)
Soil & Water Testing	\$1,000	\$514	\$83	(\$430)	\$1,501	\$500	(\$1,001)
Uniforms	\$10,500	\$0	\$875	\$875	\$3,163	\$5,250	\$2,087
Equipment Rental	\$4,000	\$0	\$333	\$333	\$644	\$2,000	\$1,356
Equipment Lease	\$148,000	\$13,315	\$12,333	(\$982)	\$64,685	\$74,000	\$9,315
Small Tools	\$500	\$0	\$42	\$42	\$0	\$250	\$250
Total Golf Course Maintenance	\$1,030,903	\$86,300	\$85,909	(\$391)	\$479,065	\$515,452	\$36,387

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending March 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	\$750	\$750
Arbitrage	\$600	\$50	\$50	\$0	\$300	\$300	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$500	\$500	\$0
Trustee Fees	\$3,750	\$313	\$313	\$0	\$1,875	\$1,875	\$0
Annual Audit	\$1,500	\$125	\$125	\$0	\$750	\$750	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$28,140	\$28,140	\$0
Insurance	\$71,000	\$7,716	\$5,917	(\$1,799)	\$33,455	\$35,500	\$2,046
Property Taxes	\$6,000	\$504	\$500	(\$4)	\$4,306	\$3,000	(\$1,306)
Total Administrative Expenditures	\$141,630	\$13,481	\$11,803	(\$1,678)	\$69,325	\$70,815	\$1,490
Renewal & Replacement	\$30,899	\$4,184	\$2,575	(\$1,610)	\$17,033	\$15,450	(\$1,584)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$30,899	\$4,184	\$2,575	(\$1,610)	\$17,033	\$15,450	(\$1,584)
Total Revenues	\$1,784,917	\$230,618	\$233,781	(\$3,164)	\$1,007,795	\$1,038,358	(\$30,563)
Total Expenditures	\$1,785,795	\$162,119	\$149,366	(\$12,753)	\$852,874	\$893,446	\$40,572
Operating Income (Loss)	(\$878)	\$68,499	\$84,416	(\$15,916)	\$154,921	\$144,912	\$10,009
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$279,178	\$279,178	\$0
Interest Income	\$1,000	\$43	\$83	(\$40)	\$311	\$500	(\$189)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$178,478)	(\$14,873)	(\$14,873)	(\$0)	(\$89,239)	(\$89,239)	(\$0)
Principal Expense	(\$380,000)	(\$31,667)	(\$31,667)	(\$0)	(\$190,000)	(\$190,000)	(\$0)
Total Non Operating Revenues/(Expenditures)	\$878	\$33	\$73	(\$40)	\$250	\$439	(\$189)
Change in Net Assets	\$0	\$68,532	\$84,489	(\$15,956)	\$155,171	\$145,351	\$9,820
Beginning Net Assets	\$0	----	----	----	(\$2,097,142)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,941,971)	----	----

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	\$43,681	\$12,868	\$5,286	\$0	\$0	\$0	\$0	\$0	\$0	\$741,987
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$28,140
Interest Income	\$0	\$0	\$0	\$11	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
Total Revenues	\$4,951	\$175,770	\$513,501	\$48,382	\$17,559	\$9,976	\$0	\$0	\$0	\$0	\$0	\$0	\$770,139
<i>Administrative Expenditures</i>													
Supervisors Fees	\$2,272	\$3,293	\$1,580	\$1,350	\$2,503	\$2,503	\$0	\$0	\$0	\$0	\$0	\$0	\$13,499
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	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$463	\$0	\$0	\$0	\$0	\$0	\$0	\$2,797
Annual Audit	\$542	\$542	\$542	\$588	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$3,296
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Management Fees	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$0	\$0	\$0	\$0	\$0	\$0	\$48,758
Postage	\$33	\$130	\$143	\$77	\$56	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$499
Printing & Binding	\$61	\$68	\$62	\$54	\$0	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$317
Insurance- Liability	\$565	\$565	\$565	\$565	\$565	\$565	\$0	\$0	\$0	\$0	\$0	\$0	\$3,388
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$74	\$77	\$85	\$135	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$416
Office Supplies	\$265	\$250	\$250	\$20	\$150	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$956
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$88
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700
Total Administrative	\$12,994	\$15,232	\$12,409	\$11,971	\$12,997	\$12,984	\$0	\$0	\$0	\$0	\$0	\$0	\$78,587
<i>Operating Expenditures</i>													
Salaries	\$11,475	\$10,397	\$11,213	\$10,056	\$11,219	\$10,114	\$0	\$0	\$0	\$0	\$0	\$0	\$64,475
Administration Fee	\$121	\$117	\$121	\$109	\$121	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$706
FICA Expense	\$852	\$771	\$848	\$750	\$840	\$756	\$0	\$0	\$0	\$0	\$0	\$0	\$4,817
Health Insurance	\$580	\$430	\$732	\$586	\$839	\$674	\$0	\$0	\$0	\$0	\$0	\$0	\$3,839
Workers Compensation	\$239	\$217	\$234	\$209	\$234	\$211	\$0	\$0	\$0	\$0	\$0	\$0	\$1,343
Unemployment	\$0	\$0	\$0	\$586	\$70	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$743
Other Contractual	\$516	\$516	\$646	\$176	\$842	\$854	\$0	\$0	\$0	\$0	\$0	\$0	\$3,552
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	\$0	\$0	\$0	\$0	\$0	\$0	\$79,475

**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	\$0	\$0	\$0	\$4,764
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	\$0	\$0	\$0	\$0	\$0	\$0	\$3,791
Water Management System	\$7,565	\$7,765	\$8,675	\$7,765	\$0	\$16,440	\$0	\$0	\$0	\$0	\$0	\$0	\$48,209
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	\$858	\$0	\$0	\$0	\$0	\$0	\$0	\$858
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Total Maintenance	\$7,565	\$11,396	\$8,675	\$13,578	\$80	\$17,343	\$0	\$0	\$0	\$0	\$0	\$0	\$58,636
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$12,485	\$12,041	\$12,460	\$11,121	\$12,413	\$12,082	\$0	\$0	\$0	\$0	\$0	\$0	\$72,602
Administrative Fees	\$286	\$276	\$286	\$258	\$286	\$276	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
FICA	\$897	\$865	\$899	\$827	\$900	\$856	\$0	\$0	\$0	\$0	\$0	\$0	\$5,245
Health Insurance	\$1,800	\$1,395	\$1,867	\$3,877	\$2,834	\$2,279	\$0	\$0	\$0	\$0	\$0	\$0	\$14,053
Workers Compensation	\$260	\$251	\$259	\$231	\$258	\$251	\$0	\$0	\$0	\$0	\$0	\$0	\$1,510
Unemployment	\$20	\$20	\$20	\$702	\$608	\$359	\$0	\$0	\$0	\$0	\$0	\$0	\$1,730
Telephone	\$366	\$366	\$366	\$865	\$366	\$366	\$0	\$0	\$0	\$0	\$0	\$0	\$2,696
Utilities	\$413	\$401	\$401	\$419	\$466	\$520	\$0	\$0	\$0	\$0	\$0	\$0	\$2,620
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	\$0	\$0	\$0	\$0	\$0	\$0	\$595
Repairs	\$867	\$1,481	\$589	\$231	\$796	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$4,153
Fuel	\$0	\$0	\$210	\$403	\$136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$748
Park Maintenance	\$154	\$712	\$170	\$172	\$156	\$177	\$0	\$0	\$0	\$0	\$0	\$0	\$1,541
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	\$0	\$0	\$0	\$0	\$1,009
Contingencies	\$72	\$0	\$490	\$350	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,122
Refuse	\$430	\$645	\$215	\$741	\$645	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$2,891
Office Supplies	\$0	\$0	\$0	\$15	\$0	\$218	\$0	\$0	\$0	\$0	\$0	\$0	\$233
Uniforms	\$304	\$182	\$199	\$182	\$182	\$182	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230
Rain Bird Pump System	\$0	\$3,104	\$0	\$0	\$1,450	\$2,298	\$0	\$0	\$0	\$0	\$0	\$0	\$6,852
Maintenance Reserve- Transfer Out	\$967	\$967	\$967	\$967	\$967	\$967	\$0	\$0	\$0	\$0	\$0	\$0	\$5,802
Total Grounds Maintenance	\$19,419	\$23,804	\$22,889	\$21,510	\$27,363	\$21,335	\$0	\$0	\$0	\$0	\$0	\$0	\$135,520
Total Expenditures	\$53,761	\$62,080	\$57,767	\$59,533	\$54,605	\$64,474	\$0	\$0	\$0	\$0	\$0	\$0	\$352,218.57
Excess Revenue/(Expenditures)	(\$48,810)	\$113,690	\$455,734	(\$11,151)	(\$37,045)	(\$54,498)	\$0	\$0	\$0	\$0	\$0	\$0	\$417,921

**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	3,292	4,243	4,698	0	0	0	0	0	0	21,412
Member Rounds	429	694	637	948	697	786	0	0	0	0	0	0	4,191
Comp Rounds	405	541	549	688	678	719	0	0	0	0	0	0	3,580
<i>Revenue per Round</i>													
Paid Rounds	\$31	\$32	\$34	\$31	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166
<i>Revenues:</i>													
Greens Fees	\$82,152	\$107,108	\$109,381	\$102,291	\$160,783	\$180,353	\$0	\$0	\$0	\$0	\$0	\$0	\$742,067
Gift Cards - Sales	\$188	\$1,019	\$3,373	\$647	\$956	\$785	\$0	\$0	\$0	\$0	\$0	\$0	\$6,967
Gift Cards - Usage	(\$725)	(\$1,711)	(\$2,683)	(\$2,379)	(\$2,093)	(\$2,243)	\$0	\$0	\$0	\$0	\$0	\$0	(\$11,835)
Season Advance/Trail Fees	\$16,716	\$18,058	\$17,058	\$17,424	\$16,684	\$17,357	\$0	\$0	\$0	\$0	\$0	\$0	\$103,296
Associate Memberships	\$2,449	\$4,266	\$3,239	\$5,530	\$3,950	\$3,634	\$0	\$0	\$0	\$0	\$0	\$0	\$23,068
Driving Range	\$3,816	\$6,821	\$6,875	\$6,696	\$8,578	\$9,622	\$0	\$0	\$0	\$0	\$0	\$0	\$42,409
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050
Merchandise Sales	\$7,249	\$8,801	\$12,754	\$8,305	\$12,684	\$15,190	\$0	\$0	\$0	\$0	\$0	\$0	\$64,983
Restaurant	\$737	\$1,798	\$3,695	\$2,421	\$1,783	\$3,539	\$0	\$0	\$0	\$0	\$0	\$0	\$13,972
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$0	\$0	\$11,264
Miscellaneous Income	\$834	\$1,817	\$699	\$3,028	\$3,848	\$329	\$0	\$0	\$0	\$0	\$0	\$0	\$10,555
Total Revenues	\$115,468	\$150,030	\$156,441	\$146,015	\$209,224	\$230,618	\$0	\$0	\$0	\$0	\$0	\$0	\$1,007,795
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$1,319	\$681	\$1,123	\$543	\$781	\$893	\$0	\$0	\$0	\$0	\$0	\$0	\$5,340
Telephone/Internet	\$393	\$289	\$497	\$393	\$448	\$374	\$0	\$0	\$0	\$0	\$0	\$0	\$2,394
Postage	\$447	\$0	\$253	\$0	\$250	\$107	\$0	\$0	\$0	\$0	\$0	\$0	\$1,056
Printing & Binding	\$0	\$81	\$645	\$578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,304
Utilities	\$281	\$455	\$457	\$333	\$435	\$412	\$0	\$0	\$0	\$0	\$0	\$0	\$2,373
Repairs & Maintenance	\$405	\$270	\$546	\$265	\$2,079	\$1,291	\$0	\$0	\$0	\$0	\$0	\$0	\$4,856
Advertising	\$3,585	\$1,156	\$7,073	\$2,770	\$4,879	\$4,569	\$0	\$0	\$0	\$0	\$0	\$0	\$24,032
Bank Charges	\$1,222	\$2,149	\$2,754	\$2,720	\$3,173	\$4,053	\$0	\$0	\$0	\$0	\$0	\$0	\$16,070
Office Supplies	\$191	\$134	\$254	\$0	\$134	\$663	\$0	\$0	\$0	\$0	\$0	\$0	\$1,376
Operating Supplies	\$691	\$195	\$180	\$72	\$421	\$144	\$0	\$0	\$0	\$0	\$0	\$0	\$1,703
Dues, Licenses & Subscriptions	\$161	\$110	\$22	\$976	\$446	\$3,237	\$0	\$0	\$0	\$0	\$0	\$0	\$4,952
Drug Testing - All Departments	\$89	\$89	\$0	\$110	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$356
Training, Education & Employee Relations	\$142	\$0	\$2,804	\$0	\$163	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$3,135
Contractual Security	\$120	\$1,061	\$170	\$120	\$120	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$1,711
IT Services	\$0	\$139	\$255	\$290	\$0	\$425	\$0	\$0	\$0	\$0	\$0	\$0	\$1,109
Total Golf Course Expenditures	\$9,046	\$6,808	\$17,031	\$9,170	\$13,396	\$16,313	\$0	\$0	\$0	\$0	\$0	\$0	\$71,765
<i>Restaurant Expenditures:</i>													
Utilities	\$804	\$773	\$689	\$891	\$788	\$801	\$0	\$0	\$0	\$0	\$0	\$0	\$4,747
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$89	\$91	\$91	\$1	\$91	\$91	\$0	\$0	\$0	\$0	\$0	\$0	\$453
Total Restaurant Expenditures	\$893	\$864	\$780	\$892	\$879	\$892	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200

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	\$14,772	\$17,893	\$18,640	\$0	\$0	\$0	\$0	\$0	\$0	\$99,143
Administrative Fee	\$1,233	\$1,239	\$1,307	\$1,276	\$1,416	\$1,309	\$0	\$0	\$0	\$0	\$0	\$0	\$7,781
FICA Expense	\$1,325	\$1,153	\$1,182	\$1,130	\$1,369	\$1,437	\$0	\$0	\$0	\$0	\$0	\$0	\$7,595
Health Insurance	\$86	(\$24)	\$35	\$46	\$46	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$228
Workers Compensation	\$361	\$314	\$322	\$308	\$373	\$391	\$0	\$0	\$0	\$0	\$0	\$0	\$2,068
Unemployment	\$615	\$425	\$441	\$889	\$993	\$857	\$0	\$0	\$0	\$0	\$0	\$0	\$4,219
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	\$0	\$0	\$0	\$0	\$0	\$0	\$10,479
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	\$91	\$1,930	\$1,320	\$0	\$0	\$0	\$0	\$0	\$0	\$4,232
Uniforms	\$0	\$0	\$0	\$0	\$0	\$207	\$0	\$0	\$0	\$0	\$0	\$0	\$207
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	\$0	\$0	\$0	\$0	\$0	\$0	\$23,370
Cart Maintenance	\$0	\$986	\$509	\$934	\$730	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$3,180
Driving Range	\$632	\$632	(\$233)	\$3,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,439
Total Golf Operation Expenditures	\$26,823	\$25,250	\$26,206	\$28,429	\$30,328	\$29,907	\$0	\$0	\$0	\$0	\$0	\$0	\$166,942
<u><i>Merchandise Sales:</i></u>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$0	\$0	\$0	\$0	\$0	\$0	\$43,543
Total Merchandise Sales	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$0	\$0	\$0	\$0	\$0	\$0	\$43,543
<u><i>Golf Course Maintenance:</i></u>													
Salaries	\$33,113	\$31,794	\$30,646	\$29,409	\$33,417	\$31,312	\$0	\$0	\$0	\$0	\$0	\$0	\$189,691
Administrative Fees	\$723	\$721	\$781	\$704	\$779	\$754	\$0	\$0	\$0	\$0	\$0	\$0	\$4,463
FICA Expense	\$2,479	\$2,380	\$2,303	\$2,167	\$2,462	\$2,249	\$0	\$0	\$0	\$0	\$0	\$0	\$14,039
Employee Insurance	\$1,290	\$2,054	\$2,808	\$4,471	\$3,544	\$3,505	\$0	\$0	\$0	\$0	\$0	\$0	\$17,673
Workers Compensation	\$686	\$660	\$636	\$612	\$692	\$649	\$0	\$0	\$0	\$0	\$0	\$0	\$3,934
Unemployment	\$175	\$191	\$237	\$1,803	\$1,410	\$957	\$0	\$0	\$0	\$0	\$0	\$0	\$4,773
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$500	\$1,000	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
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	\$0	\$0	\$0	\$0	\$0	\$0	\$12,756
Repairs	\$3,883	\$3,416	\$3,741	\$2,102	\$2,490	\$5,249	\$0	\$0	\$0	\$0	\$0	\$0	\$20,881
Fuel & Oil	\$4,697	\$2,619	\$3,492	\$3,478	\$4,360	\$5,016	\$0	\$0	\$0	\$0	\$0	\$0	\$23,662
Pest Control	\$247	\$247	\$247	\$550	\$257	\$257	\$0	\$0	\$0	\$0	\$0	\$0	\$1,805
Irrigation/Drainage	\$1,174	\$846	\$889	\$1,914	\$1,199	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$7,063
Sand and Topsoil	\$549	\$1,916	\$1,466	\$1,979	\$1,901	\$920	\$0	\$0	\$0	\$0	\$0	\$0	\$8,731
Flower/Mulch	\$0	\$114	\$0	\$0	\$1,260	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$1,689
Fertilizer	\$5,303	\$12,709	\$11,544	\$11,081	\$10,415	\$11,445	\$0	\$0	\$0	\$0	\$0	\$0	\$62,497
Seed/Sod	\$406	\$2,477	\$2,477	\$1,984	\$1,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,922
Trash Removal	\$271	\$135	\$0	\$0	\$271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677
Contingency	\$585	\$1,137	\$585	\$2,968	\$2,901	\$1,678	\$0	\$0	\$0	\$0	\$0	\$0	\$9,855
First Aid	\$78	\$0	\$90	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368
Office Supplies	\$0	\$0	\$0	\$0	\$526	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$771
Operating Supplies	\$815	\$1,289	\$811	\$947	\$2,131	\$2,746	\$0	\$0	\$0	\$0	\$0	\$0	\$8,738
Training	\$0	\$360	\$0	\$112	\$110	\$709	\$0	\$0	\$0	\$0	\$0	\$0	\$1,291
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	\$514	\$0	\$0	\$0	\$0	\$0	\$0	\$1,501
Uniforms	\$771	\$561	\$636	\$642	\$553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,163
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	\$0	\$0	\$0	\$0	\$0	\$0	\$64,685
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	\$0	\$0	\$0	\$0	\$0	\$0	\$479,065

**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	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Trustee Fees	\$313	\$313	\$313	\$313	\$313	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$750
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$28,140
Insurance	\$5,266	\$5,266	\$5,359	\$4,540	\$5,307	\$7,716	\$0	\$0	\$0	\$0	\$0	\$0	\$33,455
Property Taxes	\$504	\$504	\$1,444	\$845	\$504	\$504	\$0	\$0	\$0	\$0	\$0	\$0	\$4,306
Total Administrative Expenditures	\$11,031	\$11,031	\$12,064	\$10,646	\$11,072	\$13,481	\$0	\$0	\$0	\$0	\$0	\$0	\$69,325
<i>Reserves:</i>													
Renewal & Replacement	\$1,490	\$2,309	\$3,001	\$3,129	\$2,920	\$4,184	\$0	\$0	\$0	\$0	\$0	\$0	\$17,033
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	\$0	\$0	\$0	\$0	\$0	\$0	\$17,033
Total Revenues	\$115,468	\$150,030	\$156,441	\$146,015	\$209,224	\$230,618	\$0	\$0	\$0	\$0	\$0	\$0	\$1,007,795
Total Expenditures	\$132,198	\$128,210	\$141,486	\$133,293	\$155,569	\$162,119	\$0	\$0	\$0	\$0	\$0	\$0	\$852,874
Operating Income (Loss)	(\$16,731)	\$21,820	\$14,955	\$12,722	\$53,656	\$68,499	\$0	\$0	\$0	\$0	\$0	\$0	\$154,921
<i>Non Operating Revenues/(Expenditures):</i>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$0	\$0	\$0	\$279,178
Interest Income	\$62	\$64	\$46	\$48	\$48	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$311
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)	\$0	\$0	\$0	\$0	\$0	\$0	(\$89,239)
Principal Expense	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	\$0	\$0	\$0	\$0	\$0	\$0	(\$190,000)
Total Non Operating Revenues/(Expenditures)	\$51	\$54	\$36	\$38	\$38	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Net Non Operating Income / (Loss)	(\$16,679)	\$21,874	\$14,991	\$12,760	\$53,693	\$68,532	\$0	\$0	\$0	\$0	\$0	\$0	\$155,171

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	\$0	\$0	\$0	\$0	\$0	\$0	\$64,983
Total Revenues	\$7,249	\$8,801	\$12,754	\$8,305	\$12,684	\$15,190	\$0	\$0	\$0	\$0	\$0	\$0	\$64,983
<i>Expenditures</i>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$0	\$0	\$0	\$0	\$0	\$0	\$43,543
Total Expenditures	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$0	\$0	\$0	\$0	\$0	\$0	\$43,543
Operating Income (Loss)	(\$1,744)	\$5,665	\$2,634	\$6,452	\$4,285	\$4,148	\$0	\$0	\$0	\$0	\$0	\$0	\$21,440

**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:	\$281,447
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**

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
	\$ 3,500,073	\$ 741,987	\$ 2,224,765	\$ 533,320	\$ 3,500,073

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer	Assessments Outstanding
Debt Service Fund	\$ 2,423,170	63.56%	\$ 2,224,765	\$ (2,224,765)	\$ -	\$ 198,405
General Fund	\$ 808,157	21.20%	\$ 741,987	\$ (741,987)	\$ -	\$ 66,170
Recreation Fund	\$ 580,882	15.24%	\$ 533,320	\$ (533,320)	\$ -	\$ 47,562
	\$ 3,812,209	100.00%	\$ 3,500,073	\$ (3,500,073)	\$ -	\$ 312,136

(1) Represents Distribution less Postage Billing deductions from February 7, 2018 distribution

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

	Actuals 3/31/17	Actuals 3/31/18	Variance	Year to Date 3/31/17	Year to Date 3/31/18	Variance
<i>Revenues:</i>						
Greens Fees	\$ 159,445	\$ 180,353	\$ 20,907	\$ 710,712	\$ 742,067	\$ 31,355
Gift Cards - Sales	\$ 716	\$ 785	\$ 69	\$ 6,458	\$ 6,967	\$ 509
Gift Cards - Usage	\$ (2,197)	\$ (2,243)	\$ (47)	\$ (14,762)	\$ (11,835)	\$ 2,927
Season Advance/Trail Fees	\$ 19,171	\$ 17,357	\$ (1,814)	\$ 114,115	\$ 103,296	\$ (10,819)
Associate Memberships	\$ 2,923	\$ 3,634	\$ 711	\$ 19,197	\$ 23,068	\$ 3,871
Driving Range	\$ 8,035	\$ 9,622	\$ 1,587	\$ 38,377	\$ 42,409	\$ 4,032
Golf Lessons	\$ 175	\$ 175	\$ -	\$ 1,095	\$ 1,050	\$ (45)
Merchandise Sales	\$ 17,203	\$ 15,190	\$ (2,013)	\$ 68,944	\$ 64,983	\$ (3,961)
Restaurant	\$ 643	\$ 3,539	\$ 2,896	\$ 6,790	\$ 13,972	\$ 7,182
Special Assessments - Operations	\$ 1,877	\$ 1,877	\$ -	\$ 11,264	\$ 11,264	\$ -
Miscellaneous Income	\$ 886	\$ 329	\$ (557)	\$ 2,207	\$ 10,555	\$ 8,348
Total Revenues	<u>\$ 208,878</u>	<u>\$ 230,618</u>	<u>\$ 21,740</u>	<u>\$ 964,397</u>	<u>\$1,007,795</u>	<u>\$ 43,399</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 15,196	\$ 13,396	\$ 1,800	\$ 75,865	\$ 71,765	\$ 4,100
Restaurant	\$ 905	\$ 879	\$ 27	\$ 5,565	\$ 5,200	\$ 365
Golf Operations	\$ 26,513	\$ 30,328	\$ (3,815)	\$ 148,507	\$ 166,942	\$ (18,435)
Merchandise Sales	\$ 16,066	\$ 8,399	\$ 7,667	\$ 50,509	\$ 43,543	\$ 6,966
Golf Course Maintenance	\$ 86,317	\$ 88,574	\$ (2,257)	\$ 448,652	\$ 479,065	\$ (30,413)
Administrative	\$ 10,123	\$ 11,072	\$ (949)	\$ 66,824	\$ 69,325	\$ (2,501)
Reserves	\$ 3,594	\$ 2,920	\$ 673	\$ 17,307	\$ 17,033	\$ 274
Total Expenditures	<u>\$ 158,714</u>	<u>\$ 155,569</u>	<u>\$ 3,145</u>	<u>\$ 813,229</u>	<u>\$ 852,874</u>	<u>\$ (39,644)</u>
Operating Income/(Loss)	<u>\$ 50,164</u>	<u>\$ 75,049</u>	<u>\$ 24,886</u>	<u>\$ 151,167</u>	<u>\$ 154,921</u>	<u>\$ 3,754</u>

Viera East Cash Flow Analysis FY 2018

I. Cash Flows:

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	\$ 254,418	\$ 256,518	\$ 247,275	\$ 213,526	\$ 191,855	
Revenues														
Golf Course		\$ 115,468	\$ 150,030	\$ 156,441	\$ 146,015	\$ 209,224	\$ 230,618	\$ 183,227	\$ 150,799	\$ 139,520	\$ 114,846	\$ 127,007	\$ 90,879	\$ 1,814,073
Course Operations		\$ 114,731	\$ 148,232	\$ 152,746	\$ 143,594	\$ 207,442	\$ 227,079	\$ 162,198	\$ 149,954	\$ 138,739	\$ 114,205	\$ 126,297	\$ 90,374	\$ 1,795,590
Restaurant		\$ 737	\$ 1,798	\$ 3,695	\$ 2,421	\$ 1,783	\$ 3,539	\$ 1,029	\$ 845	\$ 781	\$ 641	\$ 710	\$ 505	\$ 18,483
Total All Cash		\$ 180,781	\$ 198,612	\$ 226,843	\$ 231,372	\$ 307,304	\$ 382,353	\$ 403,461	\$ 405,217	\$ 396,037	\$ 362,121	\$ 340,532	\$ 282,733	\$ 1,814,073
Expenses														
Golf Course		\$ 132,198	\$ 128,210	\$ 141,486	\$ 133,293	\$ 155,569	\$ 162,119	\$ 149,043	\$ 148,700	\$ 148,762	\$ 148,596	\$ 148,678	\$ 147,634	\$ 1,744,287
Course Operations		\$ 131,305	\$ 127,346	\$ 140,706	\$ 132,400	\$ 154,690	\$ 161,227	\$ 147,819	\$ 147,694	\$ 147,833	\$ 147,833	\$ 147,833	\$ 147,033	\$ 1,733,719
Restaurant		\$ 893	\$ 864	\$ 780	\$ 892	\$ 879	\$ 892	\$ 1,225	\$ 1,006	\$ 929	\$ 763	\$ 845	\$ 601	\$ 10,568
Cash Less Expenses		\$ 48,582	\$ 70,402	\$ 85,357	\$ 98,080	\$ 151,735	\$ 220,234	\$ 254,418	\$ 256,518	\$ 247,275	\$ 213,526	\$ 191,855	\$ 135,099	
Projected Revenues FY 2018														\$ 1,814,073
Projected Expenses FY 2018														\$ 1,744,287
Projected Surplus(Deficit) FY 2018														\$ 69,786

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

Rounds of Golf

	Monthly		Year to Date	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	724	12%	2,750	10%
Rounds of Golf- CDD Resident	1,096	18%	5,367	19%
Rounds of Golf - Public	2,498	40%	9,909	35%
Rounds of Golf - Golf Now / EZ Links	347	6%	2,373	8%
Rounds of Golf- Tournaments	52	1%	612	2%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	-19	0%	267	-1%
Total Paid Rounds	4,698		20,744	
<u>Member Rounds</u>				
Rounds of Golf - Members	773	12%	3,896	14%
Total Member Rounds	773		3,896	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	198	3%	817	3%
Rounds of Golf- GolfNow EZ Links - Trade	316	5%	1,677	6%
Rounds of Golf- Other Comp	218	4%	981	3%
Total Comp Rounds	732		3,475	
TOTAL ROUNDS OF GOLF	6,203	100%	28,115	100%

PY - PREVIOUS YEAR

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
517	2,248	207	502
1,060	5,512	36	-145
1,287	6,241	1,211	3,668
1,091	4,574	-744	-2,201
270	1,187	-218	-575
119	686	-119	-686
-51	-407	32	140
4,293	20,041	405	703
845	4,971	-72	-1,075
845	4,971	-72	-1,075
165	894	33	-77
362	1,909	-46	-232
188	1,020	30	-39
715	3,823	17	-348
5,853	28,835	350	-720

Revenues

	Monthly		Year to Date	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$29,747	17%	\$107,299	14%
Rounds of Golf- CDD Resident	\$34,926	19%	\$167,224	23%
Rounds of Golf - Public	\$98,595	55%	\$355,259	48%
Rounds of Golf - Golf Now / EZ Links	\$15,387	9%	\$94,705	13%
Rounds of Golf- Tournaments	\$2,042	1%	\$22,889	3%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$566)	0%	(\$6,861)	-1%
TOTAL GREENS FEE REVENUE	\$180,131	100%	\$740,515	100%

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$21,031	\$83,139	\$8,716	\$24,160
\$34,819	\$171,550	\$107	(\$4,326)
\$51,178	\$232,771	\$47,417	\$122,488
\$42,403	\$170,900	(\$27,016)	(\$76,195)
\$8,092	\$40,281	(\$6,050)	(\$17,392)
\$4,222	\$23,458	(\$4,222)	(\$23,458)
(\$991)	(\$7,109)	\$425	\$248
\$160,754	\$714,990	\$19,377	\$25,525

Average \$ per Round of Golf

	Monthly	Year to Date
<u>Average \$ per round of Golf</u>		
Rounds of Golf- Associate Member	\$41.09	\$39.02
Rounds of Golf- CDD Resident	\$31.87	\$31.16
Rounds of Golf - Public	\$39.47	\$35.85
Rounds of Golf - Golf Now / EZ Links	\$44.34	\$39.91
Rounds of Golf- Tournaments	\$39.27	\$37.40
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$29.79	\$25.70
TOTAL - Average \$ per round of Golf	\$38.34	\$35.70

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$40.68	\$36.98	\$0.41	\$2.03
\$32.85	\$31.12	(\$0.98)	\$0.03
\$39.77	\$37.30	(\$0.30)	(\$1.44)
\$38.87	\$37.36	\$5.48	\$2.55
\$29.97	\$33.94	\$9.30	\$3.47
\$35.48	\$34.20	(\$35.48)	(\$34.20)
\$19.43	\$17.47	\$10.36	\$8.23
\$37.45	\$35.68	\$0.90	\$0.02

	Monthly	Year to Date
Membership Revenue	\$17,357	\$103,294
Average \$ per round of Golf	\$22.45	\$26.51

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$19,171	\$114,115	(\$1,814)	(\$10,821)
\$22.69	\$22.96	(\$0.23)	\$3.56