



**Viera East
Community Development
District**

Unaudited Financial Reporting

April 30, 2018



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Viera East
Community Development District
 Combined Balance Sheet
 April 30, 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>
Assets					
Operating Account	\$486,726	\$8,669	---	\$488,972	\$984,367
Accounts Receivable	---	---	---	\$4,853	\$4,853
Assessment Receivable	---	---	---	---	\$0
Rent Receivable	---	---	---	\$1,040	\$1,040
Due From Golf Course	\$118,185	---	---	---	\$118,185
Due From General Fund	---	---	\$38	\$777	\$815
Due From Capital Reserve	---	---	---	\$6,000	\$6,000
Due from Debt Service	\$5	---	---	---	\$5
Due from Other	---	---	---	\$2,104	\$2,104
Inventory - Pro Shop	---	---	---	\$82,959	\$82,959
Investments:					
State Board	---	\$185,149	---	---	\$185,149
Benefit Assessment- Series 2012	---	---	---	\$473,742	\$473,742
Reserve - Series 2012	---	---	---	\$281,495	\$281,495
Bond Service 2006	---	---	\$2,481,754	---	\$2,481,754
Improvements (Net of Depreciation)	---	---	---	\$1,259,416	\$1,259,416
Prepaid Expenses- Debt	---	---	---	---	\$0
Prepaid Expenses- Operations	\$10,801	---	---	\$103,082	\$113,884
Total Assets	\$615,717	\$193,818	\$2,481,791	\$2,704,440	\$5,995,767
Liabilities					
Accounts Payable	\$11,956	---	---	\$15,573	\$27,528
Accrued Expenses	---	---	---	\$517	\$517
Deferred Revenue- Season Advance	---	---	---	\$95,522	\$95,522
Deferred Revenue- Special Assessments O&M	---	---	---	\$11,264	\$11,264
Deferred Revenue- Special Assessments Debt	---	---	---	\$198,432	\$198,432
Deposit-Divots Grill	---	---	---	\$8,000	\$8,000
Due to General Fund	---	---	\$5	\$118,185	\$118,190
Accrued Interest Payable	---	---	---	\$116,889	\$116,889
Accrued Principal Payable	---	---	---	\$190,000	\$190,000
Golf Cart Lease Payable	---	---	---	---	\$0
Sales Tax Payable	---	---	---	\$13,619	\$13,619
Event Deposits	---	---	---	(\$3,556)	(\$3,556)
Due to Golf Course	\$777	\$6,000	---	---	\$6,777
Due to Debt Service	\$38	---	---	---	\$38
Due to Capital Reserve	---	---	---	---	\$0
Accrued Payroll Payable	\$10,730	---	---	\$24,992	\$35,722
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	---	---	---	(\$1,919,237)	(\$1,919,237)
Fund Balances					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Assigned - Prepaid Expenses	\$10,801	---	---	---	\$10,801
Unassigned	\$405,415	\$187,818	---	---	\$593,233
Restricted for Debt Service	---	---	\$2,481,786	---	\$2,481,786
Total Liabilities, Fund Equity, Other	\$615,717	\$193,818	\$2,481,791	\$2,704,440	\$5,995,767

Viera East
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2018

	Adopted Budget	Prorated Budget 4/30/18	Actual 4/30/18	Variance
<u>Revenues</u>				
Maintenance Assessments	\$808,157	\$763,165	\$763,165	\$0
Golf Course Administrative Services	\$56,280	\$32,830	\$32,830	\$0
Interest Income	\$100	\$58	\$16	(\$43)
Total Revenues	\$864,536	\$796,053	\$796,011	(\$42)
<u>Administrative Expenditures</u>				
Supervisors Fees	\$30,195	\$17,614	\$15,771	\$1,842
Engineering Fees	\$5,000	\$2,917	\$1,575	\$1,342
Attorney's Fees	\$5,000	\$2,917	\$0	\$2,917
Dissemination	\$1,000	\$583	\$583	\$0
Trustee Fees	\$5,600	\$3,267	\$3,260	\$7
Annual Audit	\$6,500	\$3,792	\$3,871	(\$79)
Collection Agent	\$2,500	\$1,458	\$1,458	(\$0)
Management Fees	\$97,515	\$56,884	\$56,884	\$0
Postage	\$2,500	\$1,458	\$542	\$917
Printing & Binding	\$4,500	\$2,625	\$408	\$2,217
Insurance- Liability	\$7,293	\$4,254	\$3,952	\$302
Legal Advertising	\$2,500	\$1,458	\$0	\$1,458
Other Current Charges	\$1,500	\$875	\$478	\$397
Office Supplies	\$3,000	\$1,750	\$976	\$774
Dues & Licenses	\$175	\$102	\$102	(\$0)
Information Technology	\$3,400	\$1,983	\$1,983	\$0
Total Administrative	\$178,178	\$103,937	\$91,844	\$12,093

Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2018

	Adopted Budget	Prorated Budget 4/30/18	Actual 4/30/18	Variance
<u><i>Operating Expenditures</i></u>				
Salaries	\$131,660	\$76,802	\$75,998	\$804
Administrative Fee	\$1,199	\$699	\$827	(\$128)
FICA Expense	\$10,072	\$5,875	\$5,680	\$195
Employee Insurance	\$7,667	\$4,472	\$4,513	(\$40)
Workers Compensation	\$2,581	\$1,506	\$1,583	(\$77)
Unemployment	\$853	\$498	\$777	(\$279)
Other Contractual	\$6,500	\$3,792	\$4,406	(\$615)
Training	\$500	\$292	\$0	\$292
Uniforms	\$500	\$292	\$0	\$292
Total Operating	\$161,532	\$94,227	\$93,785	\$442
<u><i>Maintenance Expenditures</i></u>				
Canal Maintenance	\$11,000	\$6,417	\$4,764	\$1,653
Lake Bank Restoration	\$60,000	\$35,000	\$0	\$35,000
Environmental Services	\$27,000	\$15,750	\$4,234	\$11,516
Water Management System	\$99,000	\$57,750	\$55,774	\$1,976
Control Burns	\$15,000	\$8,750	\$0	\$8,750
Contingencies	\$9,000	\$5,250	\$970	\$4,280
Fire Line Maintenance	\$5,000	\$2,917	\$2,653	\$264
Basin Repair	\$4,000	\$2,333	\$45	\$2,289
Total Maintenance	\$230,000	\$134,167	\$68,439	\$65,728

Viera East
Community Development District
General Fund

Statement of Revenues & Expenditures
For Period Ending April 30, 2018

	Adopted Budget	Prorated Budget 4/30/18	Actual 4/30/18	Variance
<i><u>Grounds Maintenance Expenditures</u></i>				
Salaries	\$145,559	\$84,909	\$84,440	\$469
Administrative Fees	\$3,289	\$1,919	\$1,953	(\$34)
FICA	\$11,135	\$6,495	\$6,080	\$416
Health Insurance	\$24,205	\$14,120	\$16,366	(\$2,246)
Workers Compensation	\$2,853	\$1,664	\$1,756	(\$92)
Unemployment	\$2,132	\$1,244	\$1,684	(\$440)
Telephone	\$2,000	\$1,167	\$3,062	(\$1,895)
Utilities	\$7,700	\$4,492	\$3,094	\$1,398
Property Appraiser	\$1,990	\$1,161	\$1,986	(\$825)
Insurance	\$1,359	\$793	\$683	\$110
Repairs	\$14,000	\$8,167	\$7,932	\$234
Fuel	\$16,500	\$9,625	\$1,039	\$8,586
Park Maintenance	\$3,000	\$1,750	\$1,704	\$46
Sidewalk Maintenance	\$5,000	\$2,917	\$5,245	(\$2,329)
Chemicals	\$5,000	\$2,917	\$1,009	\$1,908
Contingencies	\$6,000	\$3,500	\$1,867	\$1,633
Refuse	\$9,000	\$5,250	\$3,321	\$1,929
Office Supplies	\$1,000	\$583	\$233	\$350
Uniforms	\$3,000	\$1,750	\$1,412	\$338
Rain Bird Pump System	\$18,500	\$10,792	\$9,151	\$1,641
Maintenance Reserve - Transfer Out	\$11,604	\$6,769	\$6,769	\$0
Total Grounds Maintenance	\$294,826	\$171,982	\$160,785	\$11,197
Total Expenditures	\$864,536	\$504,313	\$414,853	\$89,460
Excess Revenue/(Expenditures)	\$0		\$381,158	
Beginning Fund Balance	\$0		\$211,058	
Ending Fund Balance	\$0		\$592,216	

Viera East
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending April 30, 2018

	Adopted Budget	Prorated Budget 4/30/18	Actual 4/30/18	Variance
<u>Revenues</u>				
Interest Income	\$250	\$146	\$1,683	\$1,537
Reserve Funding - Transfer In (General)	\$11,604	\$6,769	\$6,769	\$0
Reserve Funding - Transfer In (Golf)	\$30,899	\$18,025	\$20,826	\$2,802
Total Revenues	\$42,753	\$24,939	\$29,278	\$4,338
<u>Expenditures</u>				
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)		(\$37,411)	
Beginning Fund Balance	\$785,491		\$225,229	
Ending Fund Balance	\$703,244		\$187,818	

**Viera East
Community Development District**

Capital Reserve Fund

Capital Outlay Check Register Detail

For Period Ending April 30, 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 April 30, 2018

	Adopted Budget	Prorated Budget 4/30/18	Actual 4/30/18	Variance
Revenues				
Special Assessments	\$2,423,170	\$2,288,267	\$2,288,267	\$0
Interest Income	\$100	\$58	\$1,373	\$1,315
Total Revenues	\$2,423,270	\$2,288,325	\$2,289,640	\$1,315
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)		\$1,997,971	
Beginning Fund Balance	\$466,966		\$483,815	
Ending Fund Balance	\$450,026		\$2,481,786	

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending April 30, 2018

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	37,250	4,314	3,833	481	25,726	24,280	1,446
Member Rounds	10,000	638	1,029	(391)	4,829	6,518	(1,689)
Comp Rounds	6,000	557	617	(60)	4,137	3,911	226
Total Memberships	60	2	-	2	45	60	(15)
<i>Revenue per Round</i>							
Paid Rounds	\$35	\$33	\$36	(\$4)	\$34	\$37	(\$3)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,296,290	\$140,871	\$139,351	\$1,519	\$882,938	\$895,736	(\$12,799)
Gift Cards - Sales	\$25,000	\$1,592	\$2,688	(\$1,096)	\$8,558	\$17,275	(\$8,717)
Gift Cards - Usage	(\$25,000)	(\$1,689)	(\$2,688)	\$998	(\$13,524)	(\$17,275)	\$3,751
Season Advance/Trail Fees	\$210,000	\$15,390	\$22,575	(\$7,185)	\$118,687	\$145,110	(\$26,423)
Associate Memberships	\$42,000	\$2,607	\$4,515	(\$1,908)	\$25,675	\$29,022	(\$3,347)
Driving Range	\$72,000	\$9,331	\$7,740	\$1,591	\$51,740	\$49,752	\$1,988
Golf Lessons	\$2,100	\$175	\$226	(\$51)	\$1,225	\$1,451	(\$226)
Merchandise Sales	\$115,000	\$11,790	\$12,363	(\$573)	\$76,773	\$79,465	(\$2,692)
Restaurant	\$10,000	\$2,083	\$1,075	\$1,008	\$16,055	\$6,910	\$9,145
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$13,141	\$13,135	\$5
Miscellaneous Income	\$15,000	\$1,745	\$1,250	\$496	\$12,300	\$8,747	\$3,554
Total Revenues	\$1,784,917	\$185,772	\$190,970	(\$5,199)	\$1,193,567	\$1,229,328	(\$35,762)
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$18,000	\$1,167	\$1,499	\$333	\$6,506	\$10,496	\$3,989
Telephone/Internet	\$9,308	\$433	\$775	\$342	\$2,828	\$5,427	\$2,600
Postage	\$450	\$132	\$37	(\$94)	\$1,188	\$262	(\$925)
Printing & Binding	\$1,000	\$1,020	\$83	(\$937)	\$2,324	\$583	(\$1,741)
Utilities	\$5,000	\$597	\$417	(\$180)	\$2,969	\$2,916	(\$54)
Repairs & Maintenance	\$7,000	\$450	\$583	\$133	\$5,306	\$4,082	(\$1,224)
Advertising	\$45,000	\$6,873	\$3,749	(\$3,125)	\$30,905	\$26,240	(\$4,666)
Bank Charges	\$30,500	\$4,281	\$2,541	(\$1,741)	\$20,352	\$17,785	(\$2,567)
Office Supplies	\$1,500	\$252	\$125	(\$127)	\$1,628	\$875	(\$753)
Operating Supplies	\$9,500	\$216	\$791	\$576	\$1,918	\$5,539	\$3,621
Dues, Licenses & Subscriptions	\$2,000	\$13	\$167	\$154	\$4,965	\$1,166	(\$3,799)
Drug Testing - All Departments	\$500	\$0	\$42	\$42	\$356	\$292	(\$65)
Training, Education & Employee Relations	\$2,500	\$340	\$208	(\$131)	\$3,474	\$1,458	(\$2,017)
Contractual Security	\$5,000	\$120	\$417	\$297	\$1,831	\$2,916	\$1,085
IT Services	\$3,000	\$257	\$250	(\$7)	\$1,566	\$1,749	\$184
Total Golf Course Expenditures	\$140,258	\$16,151	\$11,683	(\$4,467)	\$88,116	\$81,784	(\$6,331)

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending April 30, 2018

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,000	\$738	\$926	\$188	\$5,484	\$5,866	\$382
Pest Control	\$1,800	\$128	\$185	\$57	\$128	\$1,173	\$1,045
Equipment Lease	\$1,100	\$89	\$113	\$24	\$542	\$717	\$175
Total Restaurant Expenditures	\$11,900	\$955	\$1,225	\$270	\$6,155	\$7,756	\$1,602
<i>Golf Operation Expenditures</i>							
Salaries	\$222,204	\$18,667	\$18,516	(\$151)	\$117,809	\$129,614	\$11,804
Administrative Fee	\$12,858	\$1,347	\$1,071	(\$275)	\$9,128	\$7,500	(\$1,628)
FICA Expense	\$17,253	\$1,428	\$1,438	\$10	\$9,023	\$10,064	\$1,041
Health Insurance	\$461	\$38	\$38	\$0	\$266	\$269	\$3
Workers Compensation	\$4,420	\$389	\$368	(\$20)	\$2,457	\$2,578	\$122
Unemployment	\$9,322	\$525	\$777	\$252	\$4,855	\$5,438	\$582
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$292	\$292
Utilities	\$20,500	\$1,708	\$1,708	\$0	\$12,187	\$11,958	(\$228)
Repairs	\$250	\$0	\$21	\$21	\$0	\$146	\$146
Pest Control	\$1,800	\$128	\$150	\$22	\$128	\$1,050	\$922
Supplies	\$3,000	\$1,475	\$250	(\$1,225)	\$5,708	\$1,750	(\$3,958)
Uniforms	\$1,500	\$0	\$125	\$125	\$207	\$875	\$668
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,167	\$1,167
Fuel	\$500	\$0	\$42	\$42	\$0	\$292	\$292
Cart Lease	\$42,636	\$3,786	\$3,553	(\$233)	\$27,156	\$24,871	(\$2,285)
Cart Maintenance	\$4,000	\$563	\$333	(\$230)	\$3,744	\$2,333	(\$1,410)
Driving Range	\$10,000	\$1,182	\$833	(\$349)	\$5,621	\$5,833	\$212
Total Golf Operation Expenditures	\$353,204	\$31,236	\$29,433	(\$1,803)	\$198,289	\$206,030	\$7,740
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$8,716	\$6,417	(\$2,300)	\$52,260	\$44,917	(\$7,343)
Total Merchandise Sales	\$77,000	\$8,716	\$6,417	(\$2,300)	\$52,260	\$44,917	(\$7,343)

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending April 30, 2018

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$417,502	\$33,108	\$34,792	\$1,684	\$222,798	\$243,543	\$20,745
Administrative Fees	\$8,698	\$779	\$725	(\$54)	\$5,243	\$5,074	(\$169)
FICA Expense	\$32,727	\$2,370	\$2,727	\$357	\$16,409	\$19,091	\$2,682
Employee Insurance	\$58,955	\$5,286	\$4,913	(\$374)	\$22,959	\$34,390	\$11,431
Workers Compensation	\$8,384	\$688	\$699	\$10	\$4,623	\$4,891	\$268
Unemployment	\$6,617	\$596	\$551	(\$44)	\$5,369	\$3,860	(\$1,509)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$245	\$245
Consulting Fees	\$6,000	\$500	\$500	\$0	\$4,000	\$3,500	(\$500)
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$1,458	\$1,458
Utilities/Water	\$25,700	\$2,234	\$2,142	(\$93)	\$14,991	\$14,992	\$1
Repairs	\$42,000	\$6,414	\$3,500	(\$2,914)	\$27,296	\$24,500	(\$2,796)
Fuel & Oil	\$35,000	\$1,876	\$2,917	\$1,041	\$25,538	\$20,417	(\$5,121)
Pest Control	\$1,500	\$257	\$125	(\$132)	\$2,062	\$875	(\$1,187)
Irrigation/Drainage	\$34,000	\$3,161	\$2,833	(\$328)	\$10,225	\$19,833	\$9,609
Sand and Topsoil	\$17,500	\$1,775	\$1,458	(\$317)	\$10,506	\$10,208	(\$298)
Flower/Mulch	\$7,000	\$719	\$583	(\$136)	\$2,408	\$4,083	\$1,675
Fertilizer	\$120,000	\$11,659	\$10,000	(\$1,659)	\$74,156	\$70,000	(\$4,156)
Seed/Sod	\$14,000	\$0	\$1,167	\$1,167	\$8,922	\$8,167	(\$755)
Trash Removal	\$2,000	\$271	\$167	(\$104)	\$947	\$1,167	\$219
Contingency	\$6,000	\$818	\$500	(\$318)	\$10,673	\$3,500	(\$7,173)
First Aid	\$600	\$269	\$50	(\$219)	\$637	\$350	(\$287)
Office Supplies	\$500	\$0	\$42	\$42	\$771	\$292	(\$479)
Operating Supplies	\$18,000	\$1,708	\$1,500	(\$208)	\$10,446	\$10,500	\$54
Training	\$500	\$0	\$42	\$42	\$1,291	\$292	(\$999)
Janitorial Supplies	\$800	\$0	\$67	\$67	\$1,294	\$467	(\$828)
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$987	\$583	(\$404)
Uniforms	\$10,500	\$514	\$875	\$361	\$4,190	\$6,125	\$1,935
Equipment Rental	\$4,000	\$0	\$333	\$333	\$644	\$2,333	\$1,689
Equipment Lease	\$148,000	\$13,132	\$12,333	(\$799)	\$77,817	\$86,333	\$8,516
Small Tools	\$500	\$0	\$42	\$42	\$0	\$292	\$292
Total Golf Course Maintenance	\$1,030,903	\$88,134	\$85,909	(\$2,226)	\$567,199	\$601,360	\$34,161

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending April 30, 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	\$875	\$875
Arbitrage	\$600	\$50	\$50	\$0	\$350	\$350	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$583	\$583	\$0
Trustee Fees	\$3,750	\$307	\$313	\$5	\$2,182	\$2,188	\$5
Annual Audit	\$1,500	\$125	\$125	\$0	\$875	\$875	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$32,830	\$32,830	\$0
Insurance	\$71,000	\$7,211	\$5,917	(\$1,294)	\$40,665	\$41,417	\$751
Property Taxes	\$6,000	\$504	\$500	(\$4)	\$4,810	\$3,500	(\$1,310)
Total Administrative Expenditures	\$141,630	\$12,970	\$11,803	(\$1,168)	\$82,296	\$82,618	\$322
Renewal & Replacement	\$30,899	\$4,612	\$2,575	(\$2,037)	\$21,646	\$18,025	(\$3,621)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$30,899	\$4,612	\$2,575	(\$2,037)	\$21,646	\$18,025	(\$3,621)
Total Revenues	\$1,784,917	\$185,772	\$190,970	(\$5,199)	\$1,193,567	\$1,229,328	(\$35,762)
Total Expenditures	\$1,785,795	\$162,775	\$149,043	(\$13,731)	\$1,015,960	\$1,042,489	\$26,529
Operating Income (Loss)	(\$878)	\$22,997	\$41,927	(\$18,930)	\$177,607	\$186,839	(\$9,232)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$325,707	\$325,707	\$0
Interest Income	\$1,000	\$58	\$83	(\$25)	\$369	\$583	(\$214)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$178,478)	(\$14,873)	(\$14,873)	(\$0)	(\$104,112)	(\$104,112)	(\$0)
Principal Expense	(\$380,000)	(\$31,667)	(\$31,667)	(\$0)	(\$221,667)	(\$221,667)	(\$0)
Total Non Operating Revenues/(Expenditures)	\$878	\$48	\$73	(\$25)	\$298	\$512	(\$214)
Change in Net Assets	\$0	\$23,044	\$42,000	(\$18,956)	\$177,905	\$187,351	(\$9,446)
Beginning Net Assets	\$0	----	----	----	(\$2,097,142)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,919,237)	----	----

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	\$21,178	\$0	\$0	\$0	\$0	\$0	\$763,165
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$32,830
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	\$0	\$0	\$0	\$0	\$0	\$796,011
<i>Administrative Expenditures</i>													
Supervisors Fees	\$2,272	\$3,293	\$1,580	\$1,350	\$2,503	\$2,503	\$2,272	\$0	\$0	\$0	\$0	\$0	\$15,771
Engineering Fees	\$0	\$1,125	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$1,575
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$463	\$463	\$0	\$0	\$0	\$0	\$0	\$3,260
Annual Audit	\$542	\$542	\$542	\$588	\$542	\$542	\$575	\$0	\$0	\$0	\$0	\$0	\$3,871
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$1,458
Management Fees	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$0	\$0	\$0	\$0	\$0	\$56,884
Postage	\$33	\$130	\$143	\$77	\$56	\$59	\$43	\$0	\$0	\$0	\$0	\$0	\$542
Printing & Binding	\$61	\$68	\$62	\$54	\$0	\$72	\$91	\$0	\$0	\$0	\$0	\$0	\$408
Insurance- Liability	\$565	\$565	\$565	\$565	\$565	\$565	\$565	\$0	\$0	\$0	\$0	\$0	\$3,952
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	\$0	\$0	\$0	\$0	\$0	\$478
Office Supplies	\$265	\$250	\$250	\$20	\$150	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$976
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$102
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$1,983
Total Administrative	\$12,994	\$15,232	\$12,409	\$11,971	\$12,997	\$12,984	\$13,257	\$0	\$0	\$0	\$0	\$0	\$91,844
<i>Operating Expenditures</i>													
Salaries	\$11,475	\$10,397	\$11,213	\$10,056	\$11,219	\$10,114	\$11,524	\$0	\$0	\$0	\$0	\$0	\$75,998
Administration Fee	\$121	\$117	\$121	\$109	\$121	\$117	\$121	\$0	\$0	\$0	\$0	\$0	\$827
FICA Expense	\$852	\$771	\$848	\$750	\$840	\$756	\$863	\$0	\$0	\$0	\$0	\$0	\$5,680
Health Insurance	\$580	\$430	\$732	\$586	\$839	\$674	\$674	\$0	\$0	\$0	\$0	\$0	\$4,513
Workers Compensation	\$239	\$217	\$234	\$209	\$234	\$211	\$240	\$0	\$0	\$0	\$0	\$0	\$1,583
Unemployment	\$0	\$0	\$0	\$586	\$70	\$86	\$34	\$0	\$0	\$0	\$0	\$0	\$777
Other Contractual	\$516	\$516	\$646	\$176	\$842	\$854	\$854	\$0	\$0	\$0	\$0	\$0	\$4,406
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	\$0	\$0	\$0	\$0	\$0	\$93,785

**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	\$443	\$0	\$0	\$0	\$0	\$0	\$4,234
Water Management System	\$7,565	\$7,765	\$8,675	\$7,765	\$0	\$16,440	\$7,565	\$0	\$0	\$0	\$0	\$0	\$55,774
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	\$1,795	\$0	\$0	\$0	\$0	\$0	\$2,653
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	\$9,802	\$0	\$0	\$0	\$0	\$0	\$68,439
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$12,485	\$12,041	\$12,460	\$11,121	\$12,413	\$12,082	\$11,838	\$0	\$0	\$0	\$0	\$0	\$84,440
Administrative Fees	\$286	\$276	\$286	\$258	\$286	\$276	\$286	\$0	\$0	\$0	\$0	\$0	\$1,953
FICA	\$897	\$865	\$899	\$827	\$900	\$856	\$835	\$0	\$0	\$0	\$0	\$0	\$6,080
Health Insurance	\$1,800	\$1,395	\$1,867	\$3,877	\$2,834	\$2,279	\$2,313	\$0	\$0	\$0	\$0	\$0	\$16,366
Workers Compensation	\$260	\$251	\$259	\$231	\$258	\$251	\$247	\$0	\$0	\$0	\$0	\$0	\$1,756
Unemployment	\$20	\$20	\$20	\$702	\$608	\$359	(\$46)	\$0	\$0	\$0	\$0	\$0	\$1,684
Telephone	\$366	\$366	\$366	\$865	\$366	\$366	\$366	\$0	\$0	\$0	\$0	\$0	\$3,062
Utilities	\$413	\$401	\$401	\$419	\$466	\$520	\$474	\$0	\$0	\$0	\$0	\$0	\$3,094
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	\$0	\$0	\$0	\$0	\$0	\$683
Repairs	\$867	\$1,481	\$589	\$231	\$796	\$190	\$3,780	\$0	\$0	\$0	\$0	\$0	\$7,932
Fuel	\$0	\$0	\$210	\$403	\$136	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$1,039
Park Maintenance	\$154	\$712	\$170	\$172	\$156	\$177	\$163	\$0	\$0	\$0	\$0	\$0	\$1,704
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	\$744	\$0	\$0	\$0	\$0	\$0	\$1,867
Refuse	\$430	\$645	\$215	\$741	\$645	\$215	\$430	\$0	\$0	\$0	\$0	\$0	\$3,321
Office Supplies	\$0	\$0	\$0	\$15	\$0	\$218	\$0	\$0	\$0	\$0	\$0	\$0	\$233
Uniforms	\$304	\$182	\$199	\$182	\$182	\$182	\$182	\$0	\$0	\$0	\$0	\$0	\$1,412
Rain Bird Pump System	\$0	\$3,104	\$0	\$0	\$1,450	\$2,298	\$2,298	\$0	\$0	\$0	\$0	\$0	\$9,151
Maintenance Reserve- Transfer Out	\$967	\$967	\$967	\$967	\$967	\$967	\$967	\$0	\$0	\$0	\$0	\$0	\$6,769
Total Grounds Maintenance	\$19,419	\$23,004	\$22,889	\$21,510	\$27,363	\$21,335	\$25,265	\$0	\$0	\$0	\$0	\$0	\$160,785
Total Expenditures	\$53,761	\$62,080	\$57,767	\$59,533	\$54,605	\$64,474	\$62,634	\$0	\$0	\$0	\$0	\$0	\$414,853
Excess Revenue/(Expenditures)	(\$48,810)	\$113,690	\$455,734	(\$11,151)	(\$37,045)	(\$54,498)	(\$36,762)	\$0	\$0	\$0	\$0	\$0	\$381,158

**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	4,314	0	0	0	0	0	25,726
Member Rounds	429	694	637	948	697	786	638	0	0	0	0	0	4,829
Comp Rounds	405	541	549	688	678	719	557	0	0	0	0	0	4,137
<i>Revenue per Round</i>													
Paid Rounds	\$31	\$32	\$34	\$31	\$38	\$38	\$33	\$0	\$0	\$0	\$0	\$0	\$237
<i>Revenues:</i>													
Greens Fees	\$82,152	\$107,108	\$109,381	\$102,291	\$160,783	\$180,353	\$140,871	\$0	\$0	\$0	\$0	\$0	\$892,938
Gift Cards - Sales	\$188	\$1,019	\$3,373	\$647	\$956	\$785	\$1,592	\$0	\$0	\$0	\$0	\$0	\$9,558
Gift Cards - Usage	(\$725)	(\$1,711)	(\$2,683)	(\$2,379)	(\$2,093)	(\$2,243)	(\$1,689)	\$0	\$0	\$0	\$0	\$0	(\$13,524)
Season Advance/Trail Fees	\$16,716	\$18,058	\$17,058	\$17,424	\$16,684	\$17,357	\$15,390	\$0	\$0	\$0	\$0	\$0	\$118,687
Associate Memberships	\$2,449	\$4,266	\$3,239	\$5,530	\$3,950	\$3,634	\$2,607	\$0	\$0	\$0	\$0	\$0	\$25,675
Driving Range	\$3,816	\$6,821	\$6,875	\$6,696	\$8,578	\$9,622	\$9,331	\$0	\$0	\$0	\$0	\$0	\$51,740
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$1,225
Merchandise Sales	\$7,249	\$8,801	\$12,754	\$8,305	\$12,684	\$15,190	\$11,790	\$0	\$0	\$0	\$0	\$0	\$76,773
Restaurant	\$737	\$1,798	\$3,695	\$2,421	\$1,783	\$3,539	\$2,083	\$0	\$0	\$0	\$0	\$0	\$16,055
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$0	\$13,141
Miscellaneous Income	\$834	\$1,817	\$699	\$3,028	\$3,848	\$329	\$1,745	\$0	\$0	\$0	\$0	\$0	\$12,300
Total Revenues	\$115,468	\$150,030	\$156,441	\$146,015	\$209,224	\$230,618	\$185,772	\$0	\$0	\$0	\$0	\$0	\$1,193,567
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$1,319	\$681	\$1,123	\$543	\$781	\$893	\$1,167	\$0	\$0	\$0	\$0	\$0	\$6,506
Telephone/Internet	\$393	\$289	\$497	\$393	\$448	\$374	\$433	\$0	\$0	\$0	\$0	\$0	\$2,828
Postage	\$447	\$0	\$253	\$0	\$250	\$107	\$132	\$0	\$0	\$0	\$0	\$0	\$1,188
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	\$0	\$0	\$0	\$0	\$0	\$2,969
Repairs & Maintenance	\$405	\$270	\$546	\$265	\$2,079	\$1,291	\$450	\$0	\$0	\$0	\$0	\$0	\$5,306
Advertising	\$3,585	\$1,156	\$7,073	\$2,770	\$4,879	\$4,569	\$6,873	\$0	\$0	\$0	\$0	\$0	\$30,905
Bank Charges	\$1,222	\$2,149	\$2,754	\$2,720	\$3,173	\$4,053	\$4,281	\$0	\$0	\$0	\$0	\$0	\$20,352
Office Supplies	\$191	\$134	\$254	\$0	\$134	\$663	\$252	\$0	\$0	\$0	\$0	\$0	\$1,628
Operating Supplies	\$691	\$195	\$180	\$72	\$421	\$144	\$216	\$0	\$0	\$0	\$0	\$0	\$1,918
Dues, Licenses & Subscriptions	\$161	\$110	\$22	\$976	\$446	\$3,237	\$13	\$0	\$0	\$0	\$0	\$0	\$4,965
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	\$340	\$0	\$0	\$0	\$0	\$0	\$3,474
Contractual Security	\$120	\$1,061	\$170	\$120	\$120	\$120	\$120	\$0	\$0	\$0	\$0	\$0	\$1,831
IT Services	\$0	\$139	\$255	\$290	\$0	\$625	\$257	\$0	\$0	\$0	\$0	\$0	\$1,566
Total Golf Course Expenditures	\$9,046	\$6,808	\$17,031	\$9,170	\$13,396	\$16,513	\$16,151	\$0	\$0	\$0	\$0	\$0	\$88,116
<i>Restaurant Expenditures:</i>													
Utilities	\$804	\$773	\$689	\$891	\$788	\$801	\$738	\$0	\$0	\$0	\$0	\$0	\$5,484
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$128	\$0	\$0	\$0	\$0	\$0	\$128
Equipment Lease	\$89	\$91	\$91	\$1	\$91	\$91	\$89	\$0	\$0	\$0	\$0	\$0	\$542
Total Restaurant Expenditures	\$893	\$864	\$780	\$892	\$879	\$892	\$955	\$0	\$0	\$0	\$0	\$0	\$6,155

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Golf Operations:</u>													
Salaries	\$17,326	\$15,066	\$15,446	\$14,772	\$17,893	\$18,640	\$18,667	\$0	\$0	\$0	\$0	\$0	\$117,809.48
Administrative Fee	\$1,233	\$1,239	\$1,307	\$1,276	\$1,416	\$1,309	\$1,347	\$0	\$0	\$0	\$0	\$0	\$9,128.04
FICA Expense	\$1,325	\$1,153	\$1,182	\$1,130	\$1,369	\$1,437	\$1,428	\$0	\$0	\$0	\$0	\$0	\$9,023.20
Health Insurance	\$86	(\$24)	\$35	\$46	\$46	\$38	\$38	\$0	\$0	\$0	\$0	\$0	\$266.18
Workers Compensation	\$361	\$314	\$322	\$308	\$373	\$391	\$389	\$0	\$0	\$0	\$0	\$0	\$2,456.61
Unemployment	\$615	\$425	\$441	\$889	\$993	\$968	\$525	\$0	\$0	\$0	\$0	\$0	\$4,855.41
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Utilities	\$1,504	\$1,808	\$1,686	\$1,788	\$1,793	\$1,900	\$1,708	\$0	\$0	\$0	\$0	\$0	\$12,186.75
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$128	\$0	\$0	\$0	\$0	\$0	\$128.45
Supplies	\$191	\$102	\$599	\$91	\$1,930	\$1,320	\$1,475	\$0	\$0	\$0	\$0	\$0	\$5,707.70
Uniforms	\$0	\$0	\$0	\$0	\$0	\$207	\$0	\$0	\$0	\$0	\$0	\$0	\$207.24
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Cart Lease	\$3,550	\$3,550	\$4,913	\$3,786	\$3,786	\$3,786	\$3,786	\$0	\$0	\$0	\$0	\$0	\$27,155.77
Cart Maintenance	\$0	\$986	\$509	\$934	\$730	\$21	\$563	\$0	\$0	\$0	\$0	\$0	\$3,743.56
Driving Range	\$632	\$632	(\$233)	\$3,409	\$0	\$0	\$1,182	\$0	\$0	\$0	\$0	\$0	\$5,621.02
Total Golf Operation Expenditures	\$26,823	\$25,250	\$26,206	\$28,429	\$30,328	\$30,018	\$31,236	\$0	\$0	\$0	\$0	\$0	\$198,289
<u>Merchandise Sales:</u>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$0	\$0	\$0	\$0	\$0	\$52,260
Total Merchandise Sales	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$0	\$0	\$0	\$0	\$0	\$52,260
<u>Golf Course Maintenance:</u>													
Salaries	\$33,113	\$31,794	\$30,646	\$29,409	\$33,417	\$31,312	\$33,108	\$0	\$0	\$0	\$0	\$0	\$222,798
Administrative Fees	\$723	\$721	\$781	\$704	\$779	\$754	\$779	\$0	\$0	\$0	\$0	\$0	\$5,243
FICA Expense	\$2,479	\$2,380	\$2,303	\$2,167	\$2,462	\$2,249	\$2,370	\$0	\$0	\$0	\$0	\$0	\$16,409
Employee Insurance	\$1,290	\$2,054	\$2,808	\$4,471	\$3,544	\$3,505	\$5,286	\$0	\$0	\$0	\$0	\$0	\$22,959
Workers Compensation	\$686	\$660	\$636	\$612	\$692	\$649	\$688	\$0	\$0	\$0	\$0	\$0	\$4,623
Unemployment	\$175	\$191	\$237	\$1,803	\$1,410	\$957	\$596	\$0	\$0	\$0	\$0	\$0	\$5,369
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	\$0	\$0	\$0	\$0	\$4,000
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	\$0	\$0	\$0	\$0	\$0	\$14,991
Repairs	\$3,883	\$3,416	\$3,741	\$2,102	\$2,490	\$5,249	\$6,414	\$0	\$0	\$0	\$0	\$0	\$27,296
Fuel & Oil	\$4,697	\$2,619	\$3,492	\$3,478	\$4,360	\$5,016	\$1,876	\$0	\$0	\$0	\$0	\$0	\$25,538
Pest Control	\$247	\$247	\$247	\$550	\$257	\$257	\$257	\$0	\$0	\$0	\$0	\$0	\$2,062
Irrigation/Drainage	\$1,174	\$846	\$889	\$1,914	\$1,199	\$1,042	\$3,161	\$0	\$0	\$0	\$0	\$0	\$10,225
Sand and Topsoil	\$549	\$1,916	\$1,466	\$1,979	\$1,901	\$920	\$1,775	\$0	\$0	\$0	\$0	\$0	\$10,506
Flower/Mulch	\$0	\$114	\$0	\$0	\$1,260	\$315	\$719	\$0	\$0	\$0	\$0	\$0	\$2,408
Fertilizer	\$5,303	\$12,709	\$11,544	\$11,081	\$10,415	\$11,445	\$11,659	\$0	\$0	\$0	\$0	\$0	\$74,156
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	\$271	\$0	\$0	\$0	\$0	\$0	\$947
Contingency	\$585	\$1,137	\$585	\$2,968	\$2,901	\$1,678	\$818	\$0	\$0	\$0	\$0	\$0	\$10,673
First Aid	\$78	\$0	\$90	\$200	\$0	\$0	\$269	\$0	\$0	\$0	\$0	\$0	\$637
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	\$1,708	\$0	\$0	\$0	\$0	\$0	\$10,446
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987
Uniforms	\$771	\$561	\$636	\$642	\$553	\$514	\$514	\$0	\$0	\$0	\$0	\$0	\$4,190
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	\$0	\$0	\$0	\$0	\$0	\$77,817
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	\$0	\$0	\$0	\$0	\$0	\$567,199

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Administrative Expenditures:</u>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$350
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Trustee Fees	\$313	\$313	\$313	\$313	\$313	\$313	\$307	\$0	\$0	\$0	\$0	\$0	\$2,182
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$875
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$32,830
Insurance	\$5,266	\$5,266	\$5,359	\$4,540	\$5,307	\$7,716	\$7,211	\$0	\$0	\$0	\$0	\$0	\$40,665
Property Taxes	\$504	\$504	\$1,444	\$845	\$504	\$504	\$504	\$0	\$0	\$0	\$0	\$0	\$4,810
Total Administrative Expenditures	\$11,031	\$11,031	\$12,064	\$10,646	\$11,072	\$13,481	\$12,970	\$0	\$0	\$0	\$0	\$0	\$82,296
<u>Reserves:</u>													
Renewal & Replacement	\$1,490	\$2,309	\$3,001	\$3,129	\$2,920	\$4,184	\$4,612	\$0	\$0	\$0	\$0	\$0	\$21,646
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	\$0	\$0	\$0	\$0	\$0	\$21,646
Total Revenues	\$115,468	\$150,030	\$156,441	\$146,015	\$209,224	\$230,618	\$185,772	\$0	\$0	\$0	\$0	\$0	\$1,193,567
Total Expenditures	\$132,198	\$128,210	\$141,486	\$133,293	\$155,569	\$162,430	\$162,775	\$0	\$0	\$0	\$0	\$0	\$1,015,960
Operating Income (Loss)	(\$16,731)	\$21,820	\$14,955	\$12,722	\$53,656	\$68,188	\$22,997	\$0	\$0	\$0	\$0	\$0	\$177,607
<u>Non Operating Revenues/(Expenditures):</u>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$0	\$0	\$325,707
Interest Income	\$62	\$64	\$46	\$48	\$48	\$43	\$58	\$0	\$0	\$0	\$0	\$0	\$369
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)	\$0	\$0	\$0	\$0	\$0	(\$104,112)
Principal Expense	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	(\$31,667)	\$0	\$0	\$0	\$0	\$0	(\$221,667)
Total Non Operating Revenues/(Expenditures)	\$51	\$54	\$36	\$38	\$38	\$33	\$48	\$0	\$0	\$0	\$0	\$0	\$298
Net Non Operating Income / (Loss)	(\$16,679)	\$21,874	\$14,991	\$12,760	\$53,693	\$68,221	\$23,044	\$0	\$0	\$0	\$0	\$0	\$177,905

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	\$0	\$0	\$0	\$0	\$0	\$76,773
Total Revenues	\$7,249	\$8,801	\$12,754	\$8,305	\$12,684	\$15,190	\$11,790	\$0	\$0	\$0	\$0	\$0	\$76,773
<i>Expenditures</i>													
Cost of Goods Sold	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$0	\$0	\$0	\$0	\$0	\$52,260
Total Expenditures	\$8,994	\$3,136	\$10,120	\$1,854	\$8,399	\$11,041	\$8,716	\$0	\$0	\$0	\$0	\$0	\$52,260
Operating Income (Loss)	(\$1,744)	\$5,665	\$2,634	\$6,452	\$4,285	\$4,148	\$3,074	\$0	\$0	\$0	\$0	\$0	\$24,513

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:	\$281,495
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
4/11/2018 (2)	\$ 99,902.41	\$ 21,178	\$ 63,501	\$ 15,223	\$ 99,902
	\$ 3,599,975	\$ 763,165	\$ 2,288,267	\$ 548,543	\$ 3,599,975

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer	Assessments Outstanding
Debt Service Fund	\$ 2,423,170	63.56%	\$ 2,288,267	\$ (2,224,765)	\$ 63,501	\$ 134,903
General Fund	\$ 808,157	21.20%	\$ 763,165	\$ (763,165)	\$ -	\$ 44,992
Recreation Fund	\$ 580,882	15.24%	\$ 548,543	\$ (533,320)	\$ 15,223	\$ 32,339
	\$ 3,812,209	100.00%	\$ 3,599,975	\$ (3,521,251)	\$ 78,724	\$ 212,234

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

(1) Represents Distribution less Postage Billing deductions from April 11, 2018 distribution

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

	Actuals 4/30/17	Actuals 4/30/18	Variance	Year to Date 4/30/17	Year to Date 4/30/18	Variance
<i>Revenues:</i>						
Greens Fees	\$ 130,039	\$ 140,871	\$ 10,832	\$ 840,751	\$ 882,938	\$ 42,187
Gift Cards - Sales	\$ 939	\$ 1,592	\$ 653	\$ 7,397	\$ 8,558	\$ 1,162
Gift Cards - Usage	\$ (1,427)	\$ (1,689)	\$ (262)	\$ (16,189)	\$ (13,524)	\$ 2,665
Season Advance/Trail Fees	\$ 18,415	\$ 15,390	\$ (3,024)	\$ 132,530	\$ 118,687	\$ (13,843)
Associate Memberships	\$ 1,343	\$ 2,607	\$ 1,264	\$ 20,540	\$ 25,675	\$ 5,135
Driving Range	\$ 7,881	\$ 9,331	\$ 1,450	\$ 46,258	\$ 51,740	\$ 5,482
Golf Lessons	\$ 175	\$ 175	\$ -	\$ 1,270	\$ 1,225	\$ (45)
Merchandise Sales	\$ 11,130	\$ 11,790	\$ 660	\$ 80,074	\$ 76,773	\$ (3,301)
Restaurant	\$ 860	\$ 2,083	\$ 1,223	\$ 7,650	\$ 16,055	\$ 8,405
Special Assessments - Operations	\$ 1,877	\$ 1,877	\$ -	\$ 13,141	\$ 13,141	\$ -
Miscellaneous Income	\$ 92	\$ 1,745	\$ 1,653	\$ 2,299	\$ 12,300	\$ 10,001
Total Revenues	<u>\$ 171,324</u>	<u>\$ 185,772</u>	<u>\$ 14,448</u>	<u>\$1,135,721</u>	<u>\$1,193,567</u>	<u>\$ 57,846</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 11,356	\$ 17,867	\$ (6,511)	\$ 87,221	\$ 89,832	\$ (2,611)
Restaurant	\$ 1,020	\$ 955	\$ 66	\$ 6,585	\$ 6,155	\$ 431
Golf Operations	\$ 25,352	\$ 31,236	\$ (5,884)	\$ 173,859	\$ 198,289	\$ (24,431)
Merchandise Sales	\$ 5,634	\$ 8,716	\$ (3,082)	\$ 56,144	\$ 52,260	\$ 3,884
Golf Course Maintenance	\$ 79,706	\$ 88,134	\$ (8,428)	\$ 528,358	\$ 567,199	\$ (38,841)
Administrative	\$ 11,885	\$ 12,970	\$ (1,086)	\$ 78,709	\$ 82,296	\$ (3,587)
Reserves	\$ 4,118	\$ 4,612	\$ (495)	\$ 21,425	\$ 21,646	\$ (221)
Total Expenditures	<u>\$ 139,071</u>	<u>\$ 164,492</u>	<u>\$ (25,420)</u>	<u>\$ 952,301</u>	<u>\$1,017,677</u>	<u>\$ (65,376)</u>
Operating Income/(Loss)	<u>\$ 32,253</u>	<u>\$ 21,280</u>	<u>\$ (10,973)</u>	<u>\$ 183,420</u>	<u>\$ 175,890</u>	<u>\$ (7,530)</u>

Viera East Cash Flow Analysis FY 2018

I. Cash Flows:

[illegible]

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

Rounds of Golf				
	Monthly		Year to Date	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	611	11%	3,361	10%
Rounds of Golf- CDD Resident	903	16%	6,270	19%
Rounds of Golf - Public	1,658	30%	11,567	34%
Rounds of Golf - Golf Now / EZ Links	723	13%	3,096	9%
Rounds of Golf- Tournaments	473	9%	1,085	3%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	-54	-1%	321	-1%
Total Paid Rounds	4,314		25,058	
<u>Member Rounds</u>				
Rounds of Golf - Members	617	11%	4,513	13%
Total Member Rounds	617		4,513	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	193	4%	1,010	3%
Rounds of Golf- GolfNow EZ Links - Trade	228	4%	1,905	6%
Rounds of Golf- Other Comp	136	2%	1,117	3%
Total Comp Rounds	557		4,032	
TOTAL ROUNDS OF GOLF	5,488	100%	33,603	100%

PY - PREVIOUS YEAR			
PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
397	2,645	214	716
938	6,450	-35	-180
1,106	7,347	552	4,220
1,047	5,621	-324	-2,525
586	1,773	-113	-688
111	797	-111	-797
-52	-459	-2	138
4,133	24,174	181	884
803	5,774	-186	-1,261
803	5,774	-186	-1,261
149	1,043	44	-33
333	2,242	-105	-337
117	1,137	19	-20
599	4,422	-42	-390
5,535	34,370	-47	-767

<u>Revenues</u>				
	Monthly		Year to Date	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$21,984	16%	\$129,283	15%
Rounds of Golf- CDD Resident	\$26,219	19%	\$193,443	22%
Rounds of Golf - Public	\$56,413	41%	\$411,672	47%
Rounds of Golf - Golf Now / EZ Links	\$20,579	15%	\$115,284	13%
Rounds of Golf- Tournaments	\$13,280	10%	\$36,169	4%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$1,404)	-1%	(\$8,265)	-1%
TOTAL GREENS FEE REVENUE	\$137,071	100%	\$877,586	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$14,182	\$97,321	\$7,802	\$31,962
\$26,951	\$198,501	(\$732)	(\$5,058)
\$36,565	\$269,336	\$19,848	\$142,336
\$34,717	\$205,617	(\$14,138)	(\$90,333)
\$18,604	\$58,885	(\$5,324)	(\$22,716)
\$3,133	\$26,591	(\$3,133)	(\$26,591)
(\$1,113)	(\$8,222)	(\$291)	(\$43)
\$133,039	\$848,029	\$4,032	\$29,557

Average \$ per Round of Golf		
	Monthly	Year to Date
<u>Average \$ per round of Golf</u>		
Rounds of Golf- Associate Member	\$35.98	\$38.47
Rounds of Golf- CDD Resident	\$29.04	\$30.85
Rounds of Golf - Public	\$34.02	\$35.59
Rounds of Golf - Golf Now / EZ Links	\$28.46	\$37.24
Rounds of Golf- Tournaments	\$28.08	\$33.34
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$26.00	\$25.75
TOTAL - Average \$ per round of Golf	\$31.77	\$35.02

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$35.72	\$36.79	\$0.26	\$1.67
\$28.73	\$30.78	\$0.30	\$0.08
\$33.06	\$36.66	\$0.96	(\$1.07)
\$33.16	\$36.58	(\$4.70)	\$0.66
\$31.75	\$33.21	(\$3.67)	\$0.12
\$28.23	\$33.36	(\$28.23)	(\$33.36)
\$21.40	\$17.91	\$4.60	\$7.83
\$32.19	\$35.08	(\$0.42)	(\$0.06)

	Monthly	Year to Date
Membership Revenue	\$15,390	\$118,684
Average \$ per round of Golf	\$24.94	\$26.30

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$18,415	\$132,530	(\$3,025)	(\$13,846)
\$22.93	\$22.95	\$2.01	\$3.35