



**Viera East  
Community Development  
District**

**Unaudited Financial Reporting**

**January 31, 2019**



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# Viera East Community Development District

Combined Balance Sheet  
January 31, 2019

Governmental Fund Types

Totals

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Golf Course/Recreation</u>	<u>(Memorandum only)</u>
<b>Assets</b>					
Operating Account	\$693,157	\$6,495		\$647,232	\$1,346,884
Accounts Receivable	---	---		(\$392)	(\$392)
Assessment Receivable	---	---		---	\$0
Rent Receivable	---	---		\$1,342	\$1,342
Due From Golf Course	\$5,440	---	\$1,961	---	\$7,401
Due From General Fund	---	---		\$23,795	\$23,795
Due From Capital Reserve	---	---		\$8,438	\$8,438
Due from Debt Service	\$5,995	---		\$22,922	\$28,917
Due from Other	---	---		\$2,678	\$2,678
Inventory - Pro Shop	---	---		\$100,614	\$100,614
<b>Investments:</b>					
State Board	---	\$265,786		---	\$265,786
Benefit Assessment-Series 2012	---	---		\$2,569	\$2,569
Reserve - Series 2012	---	---		\$280,406	\$280,406
Bond Service 2006	---	---	\$2,410,887	---	\$2,410,887
Bond Service 2012	---	---		\$582	\$582
Improvements (Net of Depreciation)	---	---		\$1,253,559	\$1,253,559
Prepaid Expenses- Debt	---	---		\$0	\$0
Prepaid Expenses- Operations	\$8,821	---		\$134,415	\$143,236
<b>Total Assets</b>	<b>\$713,413</b>	<b>\$272,281</b>	<b>\$2,412,847</b>	<b>\$2,478,158</b>	<b>\$5,876,700</b>

**Liabilities**

Accounts Payable	\$9,339	---	---	\$10,803	\$20,142
Accrued Expenses	\$4,049	---	---	\$2,117	\$6,166
Deferred Revenue- Season Advance	---	---	---	\$130,348	\$130,348
Deferred Revenue- Special Assessments O&M	---	---	---	\$15,018	\$15,018
Deferred Revenue- Special Assessments Debt	---	---	---	\$307,757	\$307,757
Deposit-Divots Grill	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$5,995	\$5,440	\$11,435
Accrued Interest Payable	---	---	---	\$38,323	\$38,323
Accrued Principal Payable	---	---	---	\$131,667	\$131,667
Golf Cart Lease Payable	---	---	---	\$0	\$0
Sales Tax Payable	---	---	---	\$17,662	\$17,662
Event Deposits	---	---	---	(\$717)	(\$717)
Due to Golf Course	\$23,795	\$8,438	\$22,922	---	\$55,155
Due to Debt Service	\$1,961	---	---	---	\$1,961
Due to Capital Reserve	---	---	---	\$0	\$0
Accrued Payroll Payable	\$7,768	---	---	\$19,411	\$27,179
Bonds Payable - Series 2012	---	---	---	\$4,080,000	\$4,080,000
Bond Discount	---	---	---	(\$20,623)	(\$20,623)
Deferred Loss	---	---	---	(\$215,141)	(\$215,141)
<b>Fund Equity</b>					
Net Assets	---	---	---	(\$2,045,905)	(\$2,045,905)
<b>Fund Balances</b>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Nonspendable - Prepaid Expenses	\$8,821	---	---	---	\$8,821
Unassigned	\$481,681	---	---	---	\$481,681
Assigned- Capital Reserve Fund	---	\$263,843	---	---	\$263,843
Restricted for Debt Service	---	---	\$2,383,930	---	\$2,383,930
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$713,413</b>	<b>\$272,281</b>	<b>\$2,412,847</b>	<b>\$2,478,158</b>	<b>\$5,876,700</b>

# Viera East

## Community Development District

General Fund

Statement of Revenues & Expenditures  
For Period Ending January 31, 2019

	Adopted Budget	Prorated Budget 1/31/19	Actual 1/31/19	Variance
<i>Revenues</i>				
Maintenance Assessments	\$808,157	\$718,449	\$718,449	\$0
Golf Course Administrative Services	\$56,280	\$18,760	\$18,760	\$0
Interest Income	\$100	\$33	\$10	(\$24)
<b>Total Revenues</b>	<b>\$864,536</b>	<b>\$737,242</b>	<b>\$737,218</b>	<b>(\$24)</b>

Administrative Expenditures

Supervisors Fees	\$30,195	\$10,065	\$8,370	\$1,695
Engineering Fees	\$5,000	\$1,667	\$588	\$1,079
Attorney's Fees	\$5,000	\$1,667	\$0	\$1,667
Dissemination	\$1,000	\$333	\$333	\$0
Trustee Fees	\$5,600	\$1,867	\$1,867	(\$0)
Annual Audit	\$6,500	\$2,167	\$2,167	(\$0)
Collection Agent	\$2,500	\$833	\$833	(\$0)
Management Fees	\$100,440	\$33,480	\$33,480	\$0
Postage	\$1,500	\$500	\$291	\$209
Printing & Binding	\$2,500	\$833	\$228	\$605
Insurance- Liability	\$7,293	\$2,431	\$2,093	\$338
Legal Advertising	\$2,500	\$833	\$196	\$637
Other Current Charges	\$1,500	\$500	\$249	\$251
Office Supplies	\$3,000	\$1,000	\$86	\$914
Dues & Licenses	\$175	\$58	\$58	\$0
Information Technology	\$3,400	\$1,133	\$1,133	\$0
<b>Total Administrative</b>	<b>\$178,103</b>	<b>\$59,368</b>	<b>\$51,972</b>	<b>\$7,395</b>

**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2019

	Adopted Budget	Prorated Budget 1/31/19	Actual 1/31/19	Variance
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Operating Expenditures

Salaries	\$136,662	\$45,554	\$46,771	(\$1,217)
Administrative Fee	\$1,463	\$488	\$514	(\$26)
FICA Expense	\$10,455	\$3,485	\$3,512	(\$27)
Employee Insurance	\$8,893	\$2,964	\$2,804	\$160
Workers Compensation	\$2,679	\$893	\$1,251	(\$358)
Unemployment	\$853	\$284	\$699	(\$415)
Other Contractual	\$5,000	\$1,667	\$2,410	(\$743)
Training	\$500	\$167	\$0	\$167
Uniforms	\$500	\$167	\$0	\$167
<b>Total Operating</b>	<b>\$167,005</b>	<b>\$55,668</b>	<b>\$57,961</b>	<b>(\$2,292)</b>

Maintenance Expenditures

Canal Maintenance	\$14,000	\$4,667	\$2,936	\$1,731
Lake Bank Restoration	\$60,000	\$20,000	\$0	\$20,000
Environmental Services	\$20,000	\$6,667	\$11,446	(\$4,779)
Water Management System	\$99,000	\$33,000	\$31,770	\$1,230
Control Burns	\$15,000	\$5,000	\$0	\$5,000
Contingencies	\$9,000	\$3,000	\$894	\$2,106
Fire Line Maintenance	\$5,000	\$1,667	\$952	\$714
Basin Repair	\$4,000	\$1,333	\$455	\$878
<b>Total Maintenance</b>	<b>\$226,000</b>	<b>\$75,333</b>	<b>\$48,452</b>	<b>\$26,881</b>

# Viera East

## Community Development District

General Fund

Statement of Revenues & Expenditures  
For Period Ending January 31, 2019

	Adopted Budget	Prorated Budget 1/31/19	Actual 1/31/19	Variance
<i>Grounds Maintenance Expenditures</i>				
Salaries	\$147,875	\$49,292	\$44,218	\$5,073
Administrative Fees	\$3,454	\$1,151	\$1,133	\$18
FICA	\$11,312	\$3,771	\$3,223	\$548
Health Insurance	\$30,559	\$10,186	\$10,106	\$80
Workers Compensation	\$2,898	\$966	\$1,122	(\$156)
Unemployment	\$2,120	\$707	\$816	(\$109)
Telephone	\$4,500	\$1,500	\$2,073	(\$573)
Utilities	\$7,700	\$2,567	\$1,484	\$1,083
Property Appraiser	\$1,990	\$663	\$1,986	(\$1,323)
Insurance	\$1,447	\$482	\$539	(\$57)
Repairs	\$12,000	\$4,000	\$8,557	(\$4,557)
Fuel	\$7,500	\$2,500	\$5,069	(\$2,569)
Park Maintenance	\$3,000	\$1,000	\$1,166	(\$166)
Sidewalk Maintenance	\$5,000	\$1,667	\$0	\$1,667
Chemicals	\$5,000	\$1,667	\$244	\$1,423
Contingencies	\$5,000	\$1,667	\$5,384	(\$3,717)
Refuse	\$8,000	\$2,667	\$2,640	\$27
Office Supplies	\$750	\$250	\$0	\$250
Uniforms	\$3,000	\$1,000	\$961	\$39
Fire Alarm System	\$4,000	\$1,333	\$395	\$938
Rain Bird Pump System	\$18,500	\$6,167	\$9,653	(\$3,487)
Maintenance Reserve - Transfer Out	\$7,823	\$2,608	\$2,608	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$94,484	(\$94,484)
<b>Total Grounds Maintenance</b>	<b>\$293,428</b>	<b>\$97,809</b>	<b>\$197,861</b>	<b>(\$100,052)</b>
<b>Total Expenditures</b>	<b>\$864,536</b>	<b>\$288,179</b>	<b>\$356,246</b>	<b>(\$68,067)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$380,972</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$285,530</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$666,502</b>	

**Viera East**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/19</b>	<b>Actual 1/31/19</b>	<b>Variance</b>
<u>Revenues</u>				
Interest Income	\$250	\$83	\$1,970	\$1,887
Reserve Funding - Transfer In (General)	\$7,823	\$2,608	\$2,608	\$0
Reserve Funding - Transfer In (Golf)	\$20,468	\$6,823	\$10,805	\$3,983
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$94,484	\$94,484
<b>Total Revenues</b>	<b>\$28,541</b>	<b>\$9,514</b>	<b>\$109,867</b>	<b>\$100,353</b>
<u>Expenditures</u>				
Capital Outlay	\$100,000	\$0	\$0	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$71,459)</b>		<b>\$109,867</b>	
<b>Beginning Fund Balance</b>	<b>\$785,491</b>		<b>\$153,977</b>	
<b>Ending Fund Balance</b>	<b>\$714,032</b>		<b>\$263,843</b>	

**Viera East  
Community Development District**

Capital Reserve Fund  
Capital Outlay Check Register Detail  
For Period Ending January 31, 2019

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
FY2019			
<b>Total</b>			<u>\$ -</u>



# Viera East

## Community Development District

Debt Service Fund  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2019

	Adopted Budget	Prorated Budget 1/31/19	Actual 1/31/19	Variance
<u>Revenues</u>				
Special Assessments	\$2,423,170	\$2,154,190	\$2,154,190	\$0
Interest Income	\$100	\$33	\$314	\$280
<b>Total Revenues</b>	<b>\$2,423,270</b>	<b>\$2,154,223</b>	<b>\$2,154,503</b>	<b>\$280</b>
<u>Expenditures</u>				
<u>Series 2006</u>				
Interest-11/1	\$239,631	\$239,631	\$239,631	\$0
Interest-5/1	\$239,631	\$0	\$0	\$0
Principal-5/1	\$1,910,000	\$0	\$0	\$0
Other Debt Service Costs	\$46,873	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,436,135</b>	<b>\$239,631</b>	<b>\$239,631</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$12,865)</b>		<b>\$1,914,872</b>	
<b>Beginning Fund Balance</b>	<b>\$466,966</b>		<b>\$469,058</b>	
<b>Ending Fund Balance</b>	<b>\$454,101</b>		<b>\$2,383,930</b>	

**Viera East**  
**Community Development District**  
 Golf Course/Recreation Fund – Operations  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	37,250	3,574	3,583	(9)	13,260	11,380	1,880
Member Rounds	10,000	761	962	(201)	2,643	3,055	(412)
Comp Rounds	6,000	592	577	15	2,241	1,833	408
Total Memberships	60	17	-	17	42	60	(18)
Revenue per Round							
Paid Rounds	\$35	\$37	\$37	\$1	\$34	\$39	(\$5)

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,308,290	\$133,011	\$130,829	\$2,182	\$450,312	\$440,894	\$9,418
Gift Cards - Sales	\$25,000	\$584	\$2,500	(\$1,916)	\$6,180	\$8,425	(\$2,245)
Gift Cards - Usage	(\$25,000)	(\$3,065)	(\$2,500)	(\$565)	(\$6,296)	(\$8,425)	\$2,129
Season Advance/Trail Fees	\$210,000	\$21,059	\$21,000	\$59	\$74,217	\$70,770	\$3,447
Associate Memberships	\$42,000	\$6,241	\$4,200	\$2,041	\$15,958	\$14,154	\$1,804
Driving Range	\$80,000	\$6,235	\$8,000	(\$1,765)	\$22,830	\$26,960	(\$4,130)
Golf Lessons	\$2,100	\$175	\$210	(\$35)	\$700	\$708	(\$8)
Merchandise Sales	\$115,000	\$9,043	\$11,500	(\$2,457)	\$40,680	\$38,755	\$1,925
Restaurant	\$20,000	\$2,184	\$2,000	\$184	\$11,457	\$6,740	\$4,717
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$7,509	\$7,506	\$3
Miscellaneous Income	\$15,000	\$5,307	\$1,250	\$4,058	\$8,348	\$4,998	\$3,350
<b>Total Revenues</b>	<b>\$1,814,917</b>	<b>\$182,651</b>	<b>\$180,865</b>	<b>\$1,786</b>	<b>\$631,895</b>	<b>\$611,484</b>	<b>\$20,411</b>

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,225	\$1,250	\$24	\$3,634	\$4,998	\$1,364
Telephone/Internet	\$5,500	\$168	\$458	\$290	\$1,390	\$1,833	\$442
Postage	\$450	\$313	\$37	(\$275)	\$721	\$150	(\$571)
Printing & Binding	\$1,000	\$282	\$83	(\$199)	\$691	\$333	(\$358)
Utilities	\$5,000	\$681	\$417	(\$264)	\$1,727	\$1,666	(\$61)
Repairs & Maintenance	\$7,000	\$1,043	\$583	(\$460)	\$1,792	\$2,332	\$541
Advertising	\$45,000	\$3,841	\$3,749	(\$93)	\$16,547	\$14,994	(\$1,553)
Bank Charges	\$30,500	\$3,162	\$2,541	(\$621)	\$10,931	\$10,163	(\$769)
Office Supplies	\$1,500	\$857	\$125	(\$732)	\$3,295	\$500	(\$2,795)
Operating Supplies	\$8,500	\$717	\$708	(\$9)	\$2,361	\$2,832	\$472
Dues, Licenses & Subscriptions	\$2,500	\$0	\$208	\$208	\$1,261	\$833	(\$428)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$92	\$67	(\$25)
Training, Education & Employee Relations	\$2,500	\$112	\$208	\$96	\$1,396	\$833	(\$563)
Contractual Security	\$5,000	\$112	\$417	\$304	\$506	\$1,666	(\$1,160)
IT Services	\$3,000	\$0	\$250	\$250	\$340	\$1,000	\$660
<b>Total Golf Course Expenditures</b>	<b>\$132,650</b>	<b>\$12,513</b>	<b>\$11,050</b>	<b>(\$1,463)</b>	<b>\$46,683</b>	<b>\$44,199</b>	<b>(\$2,484)</b>

**Viera East**  
**Community Development District**  
 Golf Course/Recreation Fund – Operations  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,680	\$1,130	\$931	(\$1,98)	\$3,451	\$2,957	(\$494)
Pest Control	\$1,800	\$0	\$173	\$173	\$0	\$550	\$550
Equipment Lease	\$1,100	\$94	\$106	\$12	\$377	\$336	(\$41)
<b>Total Restaurant Expenditures</b>	<b>\$12,580</b>	<b>\$1,224</b>	<b>\$1,210</b>	<b>(\$14)</b>	<b>\$3,828</b>	<b>\$3,843</b>	<b>\$15</b>

<i>Golf Operation Expenditures</i>							
Salaries	\$233,200	\$18,670	\$19,433	\$763	\$70,867	\$77,730	\$6,863
Administrative Fee	\$16,543	\$1,482	\$1,379	(\$103)	\$5,765	\$5,514	(\$251)
FICA Expense	\$18,280	\$1,428	\$1,523	\$95	\$5,923	\$6,093	\$170
Health Insurance	\$506	\$38	\$42	\$4	\$153	\$169	\$15
Workers Compensation	\$4,684	\$510	\$390	(\$120)	\$2,126	\$1,561	(\$565)
Unemployment	\$10,726	\$1,188	\$894	(\$294)	\$2,760	\$3,575	\$815
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$167	\$167
Utilities	\$20,500	\$2,197	\$1,708	(\$489)	\$7,117	\$6,833	(\$284)
Repairs	\$250	\$0	\$21	\$21	\$525	\$83	(\$442)
Pest Control	\$1,800	\$0	\$150	\$150	\$63	\$600	\$537
Supplies	\$3,000	\$1,386	\$250	(\$1,136)	\$5,985	\$1,000	(\$4,985)
Uniforms	\$1,500	\$0	\$125	\$125	\$231	\$500	\$269
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$667	\$667
Fuel	\$500	\$0	\$42	\$42	\$0	\$167	\$167
Cart Lease	\$46,500	\$3,559	\$3,875	\$316	\$15,229	\$15,500	\$271
Cart Maintenance	\$4,000	\$707	\$333	(\$374)	\$947	\$1,333	\$387
Driving Range	\$10,000	\$365	\$833	\$468	\$365	\$3,333	\$2,968
<b>Total Golf Operation Expenditures</b>	<b>\$374,489</b>	<b>\$31,531</b>	<b>\$31,206</b>	<b>(\$325)</b>	<b>\$118,056</b>	<b>\$124,826</b>	<b>\$6,770</b>
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$8,457	\$6,417	(\$2,040)	\$30,959	\$25,667	(\$5,292)
<b>Total Merchandise Sales</b>	<b>\$77,000</b>	<b>\$8,457</b>	<b>\$6,417</b>	<b>(\$2,040)</b>	<b>\$30,959</b>	<b>\$25,667</b>	<b>(\$5,292)</b>

**Viera East**  
**Community Development District**  
 Golf Course/Recreation Fund – Operations  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$400,000	\$36,998	\$33,333	(\$3,665)	\$145,959	\$133,333	(\$12,626)
Administrative Fees	\$12,000	\$945	\$1,000	\$55	\$3,708	\$4,000	\$292
FICA Expense	\$30,600	\$2,651	\$2,550	(\$101)	\$10,076	\$10,200	\$124
Employee Insurance	\$52,157	\$2,797	\$4,346	\$1,549	\$11,705	\$17,386	\$5,681
Workers Compensation	\$7,840	\$1,009	\$653	(\$356)	\$3,788	\$2,613	(\$1,174)
Unemployment	\$7,000	\$2,390	\$583	(\$1,806)	\$2,475	\$2,333	(\$142)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$140	\$140
Consulting Fees	\$6,000	\$500	\$500	\$0	\$2,000	\$2,000	\$0
Fire Alarm System	\$4,000	\$86	\$333	\$247	\$398	\$1,333	\$935
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$833	\$833
Utilities/Water	\$26,200	\$2,550	\$2,183	(\$366)	\$7,972	\$8,733	\$761
Repairs	\$42,000	\$4,479	\$3,500	(\$979)	\$17,024	\$14,000	(\$3,024)
Fuel & Oil	\$45,000	\$2,267	\$3,750	\$1,483	\$11,075	\$15,000	\$3,925
Pest Control	\$1,500	\$514	\$125	(\$389)	\$1,028	\$500	(\$528)
Irrigation/Drainage	\$34,000	\$3,365	\$2,833	(\$532)	\$8,288	\$11,333	\$3,046
Sand and Topsoil	\$17,500	\$1,204	\$1,458	\$254	\$9,766	\$5,833	(\$3,933)
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$142	\$2,333	\$2,191
Fertilizer	\$130,000	\$6,311	\$10,833	\$4,523	\$34,765	\$43,333	\$8,568
Seed/Sod	\$14,000	\$1,579	\$1,167	(\$412)	\$6,314	\$4,667	(\$1,648)
Trash Removal	\$2,000	\$301	\$167	(\$134)	\$602	\$667	\$65
Contingency	\$6,000	\$1,510	\$500	(\$1,010)	\$3,872	\$2,000	(\$1,872)
First Aid	\$600	\$42	\$50	\$8	\$211	\$200	(\$11)
Office Supplies	\$500	\$47	\$42	(\$5)	\$854	\$167	(\$687)
Operating Supplies	\$18,000	\$1,116	\$1,500	\$384	\$3,586	\$6,000	\$2,414
Training	\$500	\$0	\$42	\$42	\$523	\$167	(\$356)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$0	\$500	\$500
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$333	\$333
Uniforms	\$10,500	\$733	\$875	\$142	\$2,643	\$3,500	\$857
Equipment Rental	\$2,500	\$414	\$208	(\$206)	\$414	\$833	\$419
Equipment Lease	\$160,000	\$13,469	\$13,333	(\$136)	\$53,878	\$53,333	(\$545)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$167	\$167
<b>Total Golf Course Maintenance</b>	<b>\$1,043,317</b>	<b>\$87,277</b>	<b>\$86,943</b>	<b>(\$334)</b>	<b>\$343,066</b>	<b>\$347,772</b>	<b>\$4,706</b>

**Viera East**  
**Community Development District**  
 Golf Course/Recreation Fund – Operations  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2019

	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	\$500	\$500
Arbitrage	\$600	\$50	\$50	\$0	\$200	\$200	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$333	\$333	\$0
Trustee Fees	\$3,750	\$313	\$313	\$0	\$1,250	\$1,250	\$0
Annual Audit	\$1,500	\$125	\$125	\$0	\$500	\$500	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$18,760	\$18,760	\$0
Insurance	\$75,000	\$5,390	\$6,250	\$860	\$21,559	\$25,000	\$3,441
Property Taxes	\$7,500	\$1,185	\$625	(\$560)	\$3,573	\$2,500	(\$1,073)
<b>Total Administrative Expenditures</b>	<b>\$147,130</b>	<b>\$11,836</b>	<b>\$12,261</b>	<b>\$425</b>	<b>\$46,175</b>	<b>\$49,043</b>	<b>\$2,869</b>
Renewal & Replacement	\$20,468	\$3,174	\$1,706	(\$1,469)	\$10,805	\$6,823	(\$3,983)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$20,468</b>	<b>\$3,174</b>	<b>\$1,706</b>	<b>(\$1,469)</b>	<b>\$10,805</b>	<b>\$6,823</b>	<b>(\$3,983)</b>
<b>Total Revenues</b>	<b>\$1,814,917</b>	<b>\$182,651</b>	<b>\$180,865</b>	<b>\$1,786</b>	<b>\$631,895</b>	<b>\$611,484</b>	<b>\$20,411</b>
<b>Total Expenditures</b>	<b>\$1,807,635</b>	<b>\$156,012</b>	<b>\$150,793</b>	<b>(\$5,219)</b>	<b>\$599,572</b>	<b>\$602,173</b>	<b>\$2,602</b>
<b>Operating Income (Loss)</b>	<b>\$7,283</b>	<b>\$26,639</b>	<b>\$30,072</b>	<b>(\$3,433)</b>	<b>\$32,323</b>	<b>\$9,311</b>	<b>\$23,012</b>
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$186,118	\$186,118	\$0
Interest Income	\$1,000	\$289	\$83	\$205	\$543	\$333	\$210
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$171,638)	(\$14,303)	(\$14,303)	(\$0)	(\$57,213)	(\$57,213)	(\$0)
Principal Expense	(\$395,000)	(\$32,917)	(\$32,917)	(\$0)	(\$131,667)	(\$131,667)	(\$0)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$7,283)</b>	<b>(\$402)</b>	<b>(\$607)</b>	<b>\$205</b>	<b>(\$2,218)</b>	<b>(\$2,428)</b>	<b>\$210</b>
<b>Change in Net Assets</b>	<b>\$0</b>	<b>\$26,238</b>	<b>\$29,465</b>	<b>(\$3,228)</b>	<b>\$30,106</b>	<b>\$6,884</b>	<b>\$23,222</b>
<b>Beginning Net Assets</b>	<b>\$0</b>	<b>----</b>	<b>----</b>	<b>----</b>	<b>(\$2,076,011)</b>	<b>----</b>	<b>----</b>
<b>Ending Net Assets</b>	<b>\$0</b>	<b>----</b>	<b>----</b>	<b>----</b>	<b>(\$2,045,905)</b>	<b>----</b>	<b>----</b>

Vierra East General Fund  
Month to Month

Revenues	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$234,901	\$458,724	\$24,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$718,449
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,760
Interest Income	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
<b>Total Revenues</b>	<b>\$4,690</b>	<b>\$239,591</b>	<b>\$463,414</b>	<b>\$29,523</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$737,218</b>

*Administrative Expenditures*

Supervisors Fees	\$2,297	\$2,635	\$2,066	\$1,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,370.04
Engineering Fees	\$0	\$0	\$0	\$588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587.50
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Dissemination	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333.32
Trustee Fees	\$467	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,866.68
Annual Audit	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,166.68
Collection Agent	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833.36
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,480.00
Postage	\$104	\$119	\$43	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$290.77
Printing & Binding	\$65	\$36	\$73	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228.00
Insurance- Liability	\$523	\$523	\$523	\$523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,093.36
Legal Advertising	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,958.66
Other Current Charges	\$82	\$56	\$89	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249.17
Office Supplies	\$20	\$20	\$20	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86.31
Dues & Licenses	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58.12
Information Technology	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,133.32
<b>Total Administrative</b>	<b>\$13,061</b>	<b>\$13,553</b>	<b>\$12,762</b>	<b>\$12,597</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$51,972</b>

*Operating Expenditures*

Salaries	\$11,601	\$10,600	\$12,851	\$11,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,771
Administration Fee	\$125	\$117	\$142	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$514
FICA Expense	\$870	\$803	\$963	\$876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,512
Health Insurance	\$701	\$886	\$592	\$624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,804
Workers Compensation	\$289	\$290	\$351	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,251
Unemployment	\$0	\$0	\$0	\$699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$699
Other Contractual	\$577	\$941	\$262	\$631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,410
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating</b>	<b>\$14,164</b>	<b>\$13,636</b>	<b>\$15,161</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,961</b>

Vierra 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	\$2,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,936
Lake Bank Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Services	\$1,120	\$6,686	\$3,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,446
Water Management System	\$7,565	\$7,565	\$8,875	\$7,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,770
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$223	\$223	\$223	\$224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$894
Fire Line Maintenance	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$952
Basin Repair	\$0	\$0	\$0	\$455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455
<b>Total Maintenance</b>	<b>\$9,860</b>	<b>\$14,474</b>	<b>\$12,738</b>	<b>\$11,380</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,452</b>

*Grounds Maintenance Expenditures*

Salaries	\$10,763	\$9,993	\$12,103	\$11,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,218
Administrative Fees	\$271	\$259	\$315	\$287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,133
FICA	\$772	\$738	\$862	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,223
Health Insurance	\$2,426	\$2,238	\$2,515	\$2,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,106
Workers Compensation	\$293	\$273	\$331	\$226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,122
Unemployment	\$20	\$19	\$23	\$754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$816
Telephone	\$425	\$656	\$0	\$992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,073
Utilities	\$406	\$379	\$373	\$326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,484
Property Appraiser	\$0	\$0	\$1,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,986
Insurance- Property	\$135	\$135	\$135	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$539
Repairs	\$3,185	\$2,510	\$932	\$1,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,557
Fuel	\$1,347	\$918	\$1,688	\$1,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,069
Park Maintenance	\$142	\$693	\$300	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,166
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244
Contingencies	\$0	\$5,346	\$37	\$960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,384
Refuse	\$720	\$480	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,640
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$250	\$260	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$961
Fire Alarm System	\$129	\$129	\$137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395
Rain Bird Pump System	\$2,298	\$2,298	\$0	\$5,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,653
Maintenance Reserve- Transfer Out	\$652	\$652	\$652	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,608
Maintenance Reserve- Transfer Out (PY Excess)	\$94,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,484
<b>Total Grounds Maintenance</b>	<b>\$118,963</b>	<b>\$27,976</b>	<b>\$22,869</b>	<b>\$28,053</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$197,861</b>

<b>Total Expenditures</b>	<b>\$156,048</b>	<b>\$69,639</b>	<b>\$63,530</b>	<b>\$67,030</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$356,246</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$151,358)</b>	<b>\$169,952</b>	<b>\$399,884</b>	<b>(\$37,507)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$380,972</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Number of Rounds</i>													
Paid Rounds	3,218	3,361	3,107	3,574	0	0	0	0	0	0	0	0	13,260
Member Rounds	597	640	645	761	0	0	0	0	0	0	0	0	2,643
Comp Rounds	484	566	599	592	0	0	0	0	0	0	0	0	2,241
<i>Revenue per Round</i>													
Paid Rounds	\$30	\$33	\$35	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136

*Revenues:*

Greens Fees	\$96,077	\$111,965	\$109,258	\$133,011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,312
Gift Cards - Sales	\$743	\$1,251	\$3,602	\$594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,180
Season Advance - Usage	(\$963)	(\$489)	(\$1,780)	(\$3,065)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,296)
Associate Memberships	\$15,428	\$19,567	\$18,164	\$21,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,217
Driving Range	\$3,476	\$3,397	\$2,844	\$6,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,958
Golf Lessons	\$5,109	\$5,514	\$5,973	\$6,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,830
Merchandise Sales	\$175	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Restaurant	\$9,560	\$9,648	\$12,429	\$9,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,680
Special Assessments - Operations	\$1,889	\$2,185	\$5,199	\$2,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,457
Miscellaneous Income	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,509
	\$969	\$1,103	\$968	\$5,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,348
<b>Total Revenues</b>	<b>\$134,341</b>	<b>\$156,193</b>	<b>\$158,710</b>	<b>\$182,651</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$631,895</b>

*Golf Course Expenditures:*

Other Contractual Services	\$513	\$1,132	\$764	\$1,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,634
Telephone/Internet	\$403	\$300	\$519	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,390
Postage	\$152	\$257	\$0	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$721
Printing & Binding	\$0	\$409	\$0	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$691
Utilities	\$368	\$397	\$281	\$681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,727
Repairs & Maintenance	\$373	\$375	\$0	\$1,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,792
Advertising	\$4,843	\$3,044	\$4,819	\$3,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,547
Bank Charges	\$2,073	\$2,748	\$2,948	\$3,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,931
Office Supplies	\$1,074	\$752	\$612	\$857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,295
Operating Supplies	\$427	\$811	\$406	\$717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,561
Dues, Licenses & Subscriptions	\$663	\$13	\$585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,261
Drug Testing - All Departments	\$0	\$0	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
Training, Education & Employee Relations	\$0	\$468	\$815	\$112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,396
Contractual Security	\$169	\$112	\$112	\$112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$506
IT Services	\$340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$340
<b>Total Golf Course Expenditures</b>	<b>\$11,399</b>	<b>\$10,818</b>	<b>\$11,954</b>	<b>\$12,513</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,683</b>

*Restaurant Expenditures:*

Utilities	\$863	\$814	\$645	\$1,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,451
Pest Control	\$0	\$0	\$94	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377
Equipment Lease	\$94	\$94	\$94	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377
<b>Total Restaurant Expenditures</b>	<b>\$957</b>	<b>\$908</b>	<b>\$739</b>	<b>\$1,224</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,828</b>





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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Dissemination	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Trustee Fees	\$313	\$313	\$313	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Annual Audit	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,760
Insurance	\$5,390	\$5,390	\$5,390	\$5,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,559
Property/Taxes	\$601	\$601	\$1,185	\$1,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,573
<b>Total Administrative Expenditures</b>	<b>\$11,252</b>	<b>\$11,252</b>	<b>\$11,836</b>	<b>\$11,836</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,175</b>
<i>Reserves:</i>													
Renewal & Replacement	\$1,820	\$2,687	\$3,124	\$3,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,805
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$1,820</b>	<b>\$2,687</b>	<b>\$3,124</b>	<b>\$3,174</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,805</b>
<b>Total Revenues</b>	<b>\$134,341</b>	<b>\$156,193</b>	<b>\$158,710</b>	<b>\$182,651</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$631,895</b>
<b>Total Expenditures</b>	<b>\$151,262</b>	<b>\$140,413</b>	<b>\$151,884</b>	<b>\$156,012</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$599,572</b>
<b>Operating Income (Loss)</b>	<b>(\$16,921)</b>	<b>\$15,780</b>	<b>\$6,826</b>	<b>\$26,639</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,323</b>
<i>Non Operating Revenues/(Expenditures):</i>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,118
Interest Income	\$91	\$94	\$70	\$289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$57,213)
Principal Expense	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$131,667)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$599)</b>	<b>(\$596)</b>	<b>(\$620)</b>	<b>(\$402)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,218)</b>
<b>Net Non Operating Income / (Loss)</b>	<b>(\$17,521)</b>	<b>\$15,184</b>	<b>\$6,205</b>	<b>\$26,238</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,106</b>

# Viera East Community Development District

## ProShop Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$9,560	\$9,648	\$12,429	\$9,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,680
<b>Total Revenues</b>	<b>\$9,560</b>	<b>\$9,648</b>	<b>\$12,429</b>	<b>\$9,043</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,680</b>
<i>Expenditures</i>													
Cost of Goods Sold	\$7,860	\$5,700	\$8,942	\$8,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,959
<b>Total Expenditures</b>	<b>\$7,860</b>	<b>\$5,700</b>	<b>\$8,942</b>	<b>\$8,457</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,959</b>
<b>Operating Income (Loss)</b>	<b>\$1,700</b>	<b>\$3,948</b>	<b>\$3,487</b>	<b>\$586</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,722</b>

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

<b>Series 2006 Water Management Refunding Bonds</b>	
Interest Rate:	5.750%
Maturity Date:	5/1/2022
Reserve Fund Definition:	10% Max Annual Dept
Reserve Fund Requirement:	\$239,334
Reserve Fund Balance (1):	\$239,334
Bonds outstanding - 9/30/2016	\$11,855,000
Less: May 1, 2017 Principal	( <b>\$1,710,000</b> )
Less: May 1, 2018 Principal	( <b>\$1,810,000</b> )
<b>Current Bonds Outstanding</b>	<b>\$8,335,000</b>

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

<b>Series 2012 Special Assessment Revenue Bonds</b>	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$280,406
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	( <b>\$365,000</b> )
Less: May 1, 2018 Principal	( <b>\$380,000</b> )
<b>Current Bonds Outstanding</b>	<b>\$3,700,000</b>



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

	Actuals 1/31/18	Actuals 1/31/19	Variance	Year to Date 1/31/18	Year to Date 1/31/19	Variance
<i>Revenues:</i>						
Greens Fees	\$102,291	\$ 133,011	\$ 30,720	\$400,931	\$ 450,312	\$ 49,380
Gift Cards - Sales	\$647	\$ 584	\$ (63)	\$5,226	\$ 6,180	\$ 954
Gift Cards - Usage	(\$2,379)	\$ (3,065)	\$ (685)	(\$7,499)	\$ (6,296)	\$ 1,203
Season Advance/Trail Fees	\$17,424	\$ 21,059	\$ 3,635	\$69,255	\$ 74,217	\$ 4,962
Associate Memberships	\$5,530	\$ 6,241	\$ 711	\$15,484	\$ 15,958	\$ 474
Driving Range	\$6,696	\$ 6,235	\$ (462)	\$24,208	\$ 22,830	\$ (1,378)
Golf Lessons	\$175	\$ 175	\$ -	\$700	\$ 700	\$ -
Merchandise Sales	\$8,305	\$ 9,043	\$ 738	\$37,109	\$ 40,680	\$ 3,571
Restaurant	\$2,421	\$ 2,184	\$ (237)	\$8,651	\$ 11,457	\$ 2,806
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$7,509	\$ 7,509	\$ -
Miscellaneous Income	\$3,028	\$ 5,307	\$ 2,279	\$6,378	\$ 8,348	\$ 1,969
<b>Total Revenues</b>	<b>\$ 146,015</b>	<b>\$ 182,651</b>	<b>\$ 36,636</b>	<b>\$ 567,953</b>	<b>\$ 631,895</b>	<b>\$ 63,942</b>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 9,170	\$ 12,513	\$ (3,343)	\$ 42,055	\$ 46,683	\$ (4,628)
Restaurant	\$ 892	\$ 1,224	\$ (332)	\$ 3,429	\$ 3,828	\$ (398)
Golf Operations	\$ 28,429	\$ 31,531	\$ (3,102)	\$ 106,707	\$ 118,056	\$ (11,349)
Merchandise Sales	\$ 1,854	\$ 8,457	\$ (6,603)	\$ 24,103	\$ 30,959	\$ (6,856)
Golf Course Maintenance	\$ 79,173	\$ 87,277	\$ (8,104)	\$ 304,191	\$ 343,066	\$ (38,875)
Administrative	\$ 10,646	\$ 11,836	\$ (1,189)	\$ 44,773	\$ 46,175	\$ (1,402)
Reserves	\$ 3,129	\$ 3,174	\$ (45)	\$ 9,929	\$ 10,805	\$ (877)
<b>Total Expenditures</b>	<b>\$ 133,293</b>	<b>\$ 156,012</b>	<b>\$ (22,719)</b>	<b>\$ 535,187</b>	<b>\$ 599,572</b>	<b>\$ (64,385)</b>
<b>Operating Income/(Loss)</b>	<b>\$ 12,722</b>	<b>\$ 26,639</b>	<b>\$ 13,917</b>	<b>\$ 32,767</b>	<b>\$ 32,323</b>	<b>\$ (443)</b>



**Viera East  
Community Development District  
Detailed Rounds of Golf Report  
Jan-19**

PY - PREVIOUS YEAR

<u>Rounds of Golf</u>	Monthly		Year to Date	
<b>Paid Rounds</b>				
Rounds of Golf- Associate Member	580	12%	2,292	13%
Rounds of Golf- CDD Resident	831	17%	3,129	17%
Rounds of Golf - Public	1,876	38%	6,464	36%
Rounds of Golf - Golf Now / EZ Links	228	5%	1,123	6%
Rounds of Golf- Tournaments	88	2%	411	2%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	-32	-1%	204	-1%
<b>Total Paid Rounds</b>	<b>3,571</b>		<b>13,215</b>	
<b>Member Rounds</b>				
Rounds of Golf - Members	752	15%	2,605	14%
<b>Total Member Rounds</b>	<b>752</b>		<b>2,605</b>	
<b>Comp Rounds</b>				
Rounds of Golf- Staff/Comp	121	2%	511	3%
Rounds of Golf- GolfNow EZ Links - Trade	256	5%	1,042	6%
Rounds of Golf- Other Comp	224	5%	708	4%
<b>Total Comp Rounds</b>	<b>601</b>		<b>2,261</b>	
<b>TOTAL ROUNDS OF GOLF</b>	<b>4,924</b>	<b>100%</b>	<b>18,081</b>	<b>100%</b>

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
372	1,453	208	839
785	3,130	46	-1
1,220	5,501	656	963
280	1,535	-52	-412
25	420	63	-9
0	0	0	0
-57	-236	25	32
<b>2,625</b>	<b>11,803</b>	<b>946</b>	<b>1,412</b>
671	2,419	81	186
<b>671</b>	<b>2,419</b>	<b>81</b>	<b>186</b>
101	493	20	18
287	1,057	-31	-15
215	520	9	188
<b>603</b>	<b>2,070</b>	<b>-2</b>	<b>191</b>
<b>3,899</b>	<b>16,292</b>	<b>1,025</b>	<b>1,789</b>

<u>Revenues</u>	Monthly		Year to Date	
<b>Greens Fee Revenue</b>				
Rounds of Golf- Associate Member	\$24,233	18%	\$83,840	19%
Rounds of Golf- CDD Resident	\$28,431	21%	\$93,531	21%
Rounds of Golf - Public	\$70,088	52%	\$219,587	49%
Rounds of Golf - Golf Now / EZ Links	\$10,099	8%	\$44,659	10%
Rounds of Golf- Tournaments	\$2,127	2%	\$12,214	3%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$765)	-1%	(\$4,627)	-1%
<b>TOTAL GREENS FEE REVENUE</b>	<b>\$134,213</b>	<b>100%</b>	<b>\$449,204</b>	<b>100%</b>

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$15,854	\$53,515	\$8,379	\$30,325
\$27,797	\$95,466	\$634	(\$1,935)
\$45,632	\$183,531	\$24,456	\$36,056
\$12,159	\$57,368	(\$2,060)	(\$12,709)
\$964	\$14,933	\$1,163	(\$2,719)
\$0	\$0	\$0	\$0
(\$1,616)	(\$5,980)	\$851	\$1,353
<b>\$100,790</b>	<b>\$398,833</b>	<b>\$33,423</b>	<b>\$50,371</b>

<u>Average \$ per Round of Golf</u>	Monthly	Year to Date
<b>Average \$ per round of Golf</b>		
Rounds of Golf- Associate Member	\$41.78	\$36.58
Rounds of Golf- CDD Resident	\$34.21	\$29.89
Rounds of Golf - Public	\$37.36	\$33.97
Rounds of Golf - Golf Now / EZ Links	\$44.29	\$39.77
Rounds of Golf- Tournaments	\$24.17	\$29.72
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$23.91	\$22.68
<b>TOTAL - Average \$ per round of Golf</b>	<b>\$37.58</b>	<b>\$33.99</b>

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$42.62	\$36.83	(\$0.84)	(\$0.25)
\$35.41	\$30.50	(\$1.20)	(\$0.61)
\$37.40	\$33.36	(\$0.04)	\$0.61
\$43.43	\$37.37	\$0.87	\$2.39
\$38.56	\$35.55	(\$14.39)	(\$5.84)
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$28.35	\$25.34	(\$4.44)	(\$2.66)
<b>\$38.40</b>	<b>\$33.79</b>	<b>(\$0.81)</b>	<b>\$0.20</b>

	Monthly	Year to Date
<b>Membership Revenue</b>	<b>\$21,058</b>	<b>\$74,215</b>
Average \$ per round of Golf	\$28.00	\$28.49

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
<b>\$17,424</b>	<b>\$69,254</b>	<b>\$3,634</b>	<b>\$4,961</b>
\$25.97	\$28.63	\$2.04	(\$0.14)