



**Viera East
Community Development
District**

Unaudited Financial Reporting

March 31, 2019



TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-4	<u>General Fund Income Statement</u>
5	<u>Capital Reserve Income Statement</u>
6	<u>Capital Reserve Check Register</u>
7	<u>Debt Service Income Statement</u>
8-11	<u>Golf Course Income Statement</u>
12-13	<u>Month by Month- General Fund</u>
14-16	<u>Month by Month- Golf Course</u>
17	<u>Month by Month- Proshop</u>
18	<u>Long Term Debt Report</u>
19	<u>FY2019 Tax Receipt Schedule</u>

Viera East Community Development District

Combined Balance Sheet
March 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>
Assets					
Operating Account	\$592,548	\$4,035		\$326,627	\$923,210
Accounts Receivable	-----			(\$328)	(\$328)
Assessment Receivable	-----			\$0	\$0
Rent Receivable	-----			\$1,652	\$1,652
Due From Golf Course	\$16,321			-----	\$16,321
Due From General Fund	-----			\$27,437	\$27,437
Due From Capital Reserve	-----			\$12,388	\$12,388
Due from Debt Service	\$6,134			\$22,922	\$29,056
Due from Other	-----			\$2,678	\$2,678
Inventory - Pro Shop	-----			\$104,990	\$104,990
Investments:					
State Board	-----	\$279,593		-----	\$279,593
Benefit Assessment- Series 2012	-----			\$483,390	\$483,390
Reserve - Series 2012	-----			\$280,542	\$280,542
Bond Service 2006	-----			-----	\$2,472,842
Bond Service 2012	-----		\$2,472,842	-----	\$582
Improvements (Net of Depreciation)	-----			\$1,253,559	\$1,253,559
Prepaid Expenses- Debt	-----			\$0	\$0
Prepaid Expenses- Operations	\$9,407			\$109,017	\$118,424
Total Assets	\$624,410	\$283,629	\$2,472,842	\$2,625,456	\$6,006,337

Liabilities

Accounts Payable	\$7,168			\$19,314	\$26,482
Accrued Expenses	\$3,266			\$1,217	\$4,482
Deferred Revenue- Season Advance	-----			\$101,752	\$101,752
Deferred Revenue- Special Assessments O&M	-----			\$11,264	\$11,264
Deferred Revenue- Special Assessments Debt	-----			\$239,362	\$239,362
Deposit-Divots Grill	-----			\$2,000	\$2,000
Due to General Fund	-----		\$6,134	\$16,321	\$22,455
Accrued Interest Payable	-----			\$66,929	\$66,929
Accrued Principal Payable	-----			\$197,500	\$197,500
Golf Cart Lease Payable	-----			\$0	\$0
Sales Tax Payable	-----			\$16,974	\$16,974
Event Deposits	-----			(\$2,943)	(\$2,943)
Due to Golf Course	\$27,437	\$12,388	\$22,922	-----	\$62,747
Due to Debt Service	-----			\$0	\$0
Due to Capital Reserve	-----			-----	\$0
Accrued Payroll Payable	\$10,120			\$25,356	\$35,476
Bonds Payable - Series 2012	-----			\$4,080,000	\$4,080,000
Bond Discount	-----			(\$20,623)	(\$20,623)
Deferred Loss	-----			(\$215,141)	(\$215,141)
Fund Equity					
Net Assets	-----			(\$1,913,825)	(\$1,913,825)
Fund Balances					
Assigned - First Quarter	\$176,000				\$176,000
Nonspendable - Prepaid Expenses	\$9,407				\$9,407
Unassigned	\$391,013				\$391,013
Assigned- Capital Reserve Fund	-----	\$271,241			\$271,241
Restricted for Debt Service	-----		\$2,443,786		\$2,443,786
Total Liabilities, Fund Equity, Other	\$624,410	\$283,629	\$2,472,842	\$2,625,456	\$6,006,337

Viera East

Community Development District

General Fund

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

	Adopted Budget	Prorated Budget 3/31/19	Actual 3/31/19	Variance
<i>Revenues</i>				
Maintenance Assessments	\$808,157	\$738,059	\$738,059	\$0
Golf Course Administrative Services	\$56,280	\$28,140	\$28,140	\$0
Interest Income	\$100	\$50	\$10	(\$40)
Total Revenues	\$864,536	\$766,249	\$766,209	(\$40)

Administrative Expenditures

Supervisors Fees	\$30,195	\$15,098	\$13,439	\$1,659
Engineering Fees	\$5,000	\$2,500	\$588	\$1,913
Attorney's Fees	\$5,000	\$2,500	\$0	\$2,500
Dissemination	\$1,000	\$500	\$500	\$0
Trustee Fees	\$5,600	\$2,800	\$2,877	(\$77)
Annual Audit	\$6,500	\$3,250	\$3,250	(\$0)
Collection Agent	\$2,500	\$1,250	\$1,250	(\$0)
Management Fees	\$100,440	\$50,220	\$50,220	\$0
Postage	\$1,500	\$750	\$368	\$382
Printing & Binding	\$2,500	\$1,250	\$363	\$887
Insurance- Liability	\$7,293	\$3,647	\$3,140	\$506
Legal Advertising	\$2,500	\$1,250	\$196	\$1,054
Other Current Charges	\$1,500	\$750	\$325	\$425
Office Supplies	\$3,000	\$1,500	\$106	\$1,394
Dues & Licenses	\$175	\$88	\$87	\$0
Information Technology	\$3,400	\$1,700	\$1,700	\$0
Total Administrative	\$178,103	\$89,052	\$78,409	\$10,643

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

	Adopted Budget	Prorated Budget 3/31/19	Actual 3/31/19	Variance
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Operating Expenditures

Salaries	\$136,662	\$68,331	\$69,105	(\$774)
Administrative Fee	\$1,463	\$732	\$760	(\$28)
FICA Expense	\$10,455	\$5,228	\$5,182	\$45
Employee Insurance	\$8,893	\$4,447	\$4,248	\$198
Workers Compensation	\$2,679	\$1,340	\$1,861	(\$521)
Unemployment	\$853	\$427	\$866	(\$439)
Other Contractual	\$5,000	\$2,500	\$3,612	(\$1,112)
Training	\$500	\$250	\$0	\$250
Uniforms	\$500	\$250	\$0	\$250
Total Operating	\$167,005	\$83,503	\$85,634	(\$2,131)

Maintenance Expenditures

Canal Maintenance	\$14,000	\$7,000	\$2,936	\$4,064
Lake Bank Restoration	\$60,000	\$30,000	\$0	\$30,000
Environmental Services	\$20,000	\$10,000	\$11,446	(\$1,446)
Water Management System	\$99,000	\$49,500	\$46,435	\$3,065
Control Burns	\$15,000	\$7,500	\$0	\$7,500
Contingencies	\$9,000	\$4,500	\$894	\$3,606
Fire Line Maintenance	\$5,000	\$2,500	\$1,177	\$1,323
Basin Repair	\$4,000	\$2,000	\$455	\$1,545
Total Maintenance	\$226,000	\$113,000	\$63,343	\$49,657

Viera East

Community Development District

General Fund

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

	Adopted Budget	Prorated Budget 3/31/19	Actual 3/31/19	Variance
<i><u>Grounds Maintenance Expenditures</u></i>				
Salaries	\$147,875	\$73,938	\$65,547	\$8,391
Administrative Fees	\$3,454	\$1,727	\$1,680	\$47
FICA	\$11,312	\$5,656	\$4,805	\$851
Health Insurance	\$30,559	\$15,280	\$15,027	\$253
Workers Compensation	\$2,898	\$1,449	\$1,705	(\$256)
Unemployment	\$2,120	\$1,060	\$1,643	(\$583)
Telephone	\$4,500	\$2,250	\$3,543	(\$1,293)
Utilities	\$7,700	\$3,850	\$2,219	\$1,631
Property Appraiser	\$1,990	\$995	\$1,986	(\$991)
Insurance	\$1,447	\$724	\$809	(\$86)
Repairs	\$12,000	\$6,000	\$16,155	(\$10,155)
Fuel	\$7,500	\$3,750	\$6,738	(\$2,988)
Park Maintenance	\$3,000	\$1,500	\$1,490	\$10
Sidewalk Maintenance	\$5,000	\$2,500	\$0	\$2,500
Chemicals	\$5,000	\$2,500	\$767	\$1,733
Contingencies	\$5,000	\$2,500	\$5,384	(\$2,884)
Refuse	\$8,000	\$4,000	\$3,600	\$400
Office Supplies	\$750	\$375	\$158	\$217
Uniforms	\$3,000	\$1,500	\$1,361	\$139
Fire Alarm System	\$4,000	\$2,000	\$672	\$1,328
Rain Bird Pump System	\$18,500	\$9,250	\$14,250	(\$5,000)
Maintenance Reserve - Transfer Out	\$7,823	\$3,911	\$3,911	\$0
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$94,484	(\$94,484)
Total Grounds Maintenance	\$293,428	\$146,714	\$247,934	(\$101,220)
Total Expenditures	\$864,536	\$432,268	\$475,319	(\$43,051)
Excess Revenue/(Expenditures)	\$0		\$290,890	
Beginning Fund Balance	\$0		\$285,530	
Ending Fund Balance	\$0		\$576,420	

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

	Adopted Budget	Prorated Budget 3/31/19	Actual 3/31/19	Variance
<u>Revenues</u>				
Interest Income	\$250	\$125	\$3,117	\$2,992
Reserve Funding - Transfer In (General)	\$7,823	\$3,911	\$3,911	\$0
Reserve Funding - Transfer In (Golf)	\$20,468	\$10,234	\$22,162	\$11,928
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$94,484	\$94,484
Total Revenues	\$28,541	\$14,270	\$123,674	\$109,404
<u>Expenditures</u>				
Capital Outlay	\$100,000	\$6,410	\$6,410	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$100,000	\$6,410	\$6,410	\$0
Excess Revenues/(Expenditures)	(\$71,459)		\$117,265	
Beginning Fund Balance	\$785,491		\$153,977	
Ending Fund Balance	\$714,032		\$271,241	

Viera East
Community Development District

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

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<i>FY2019</i>			
2/12/19	Barnett Fronczak Barlow	Initial Architect Payment	\$ 1,000.00
3/7/19	Gray's Ornamentals Inc	Landscaping	\$ 1,460.00
4/11/19	Landscape Depot of Brevard Inc	Landscaping	\$ 3,949.75
Total			<u>\$ 6,409.75</u>

Viera East

Community Development District

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

	Adopted Budget	Prorated Budget 3/31/19	Actual 3/31/19	Variance
<u>Revenues</u>				
Special Assessments	\$2,423,170	\$2,212,984	\$2,212,984	\$0
Interest Income	\$100	\$42	\$1,375	\$1,333
Total Revenues	\$2,423,270	\$2,213,026	\$2,214,359	\$1,333
<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
Total Expenditures	\$2,436,135	\$239,631	\$239,631	\$0
Excess Revenues/(Expenditures)	(\$12,865)		\$1,974,727	
Beginning Fund Balance	\$466,966		\$469,058	
Ending Fund Balance	\$454,101		\$2,443,786	

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	37,250	4,761	4,843	(82)	21,898	20,447	1,451
Member Rounds	10,000	793	1,300	(507)	4,112	5,489	(1,377)
Comp Rounds	6,000	586	780	(194)	3,316	3,293	23
Total Memberships	60	4	-	4	63	60	3
Revenue per Round							
Paid Rounds	\$35	\$36	\$36	\$1	\$35	\$37	(\$2)

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,308,290	\$173,044	\$172,694	\$349	\$777,081	\$763,387	\$13,694
Gift Cards - Sales	\$25,000	\$823	\$3,300	(\$2,478)	\$7,407	\$14,588	(\$7,180)
Gift Cards - Usage	(\$25,000)	(\$1,660)	(\$3,300)	\$1,640	(\$9,953)	(\$14,588)	\$4,635
Season Advance/Trail Fees	\$210,000	\$20,247	\$27,720	(\$7,473)	\$114,882	\$122,535	(\$7,653)
Associate Memberships	\$42,000	\$3,713	\$5,544	(\$1,831)	\$24,016	\$24,507	(\$491)
Driving Range	\$80,000	\$8,814	\$10,560	(\$1,746)	\$39,120	\$46,680	(\$7,560)
Golf Lessons	\$2,100	\$175	\$277	(\$102)	\$1,050	\$1,225	(\$175)
Merchandise Sales	\$115,000	\$12,811	\$15,180	(\$2,369)	\$64,860	\$67,103	(\$2,243)
Restaurant	\$20,000	\$2,868	\$2,640	\$228	\$16,302	\$11,670	\$4,632
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$11,264	\$11,259	\$5
Miscellaneous Income	\$15,000	\$4,993	\$1,250	\$3,743	\$16,113	\$7,497	\$8,616
Total Revenues	\$1,814,917	\$227,705	\$237,741	(\$10,037)	\$1,062,142	\$1,055,863	\$6,279

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$408	\$1,250	\$842	\$5,012	\$7,497	\$2,485
Telephone/Internet	\$5,500	\$104	\$458	\$354	\$1,598	\$2,749	\$1,151
Postage	\$450	\$324	\$37	(\$286)	\$1,065	\$225	(\$841)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$691	\$500	(\$191)
Utilities	\$5,000	\$791	\$417	(\$375)	\$2,995	\$2,499	(\$496)
Repairs & Maintenance	\$7,000	\$723	\$583	(\$140)	\$3,034	\$3,499	\$465
Advertising	\$45,000	\$2,507	\$3,749	\$1,241	\$21,820	\$22,491	\$671
Bank Charges	\$30,500	\$3,494	\$2,541	(\$954)	\$18,457	\$15,244	(\$3,213)
Office Supplies	\$1,500	\$212	\$125	(\$87)	\$3,590	\$750	(\$2,841)
Operating Supplies	\$8,500	\$144	\$708	\$564	\$2,739	\$4,248	\$1,509
Dues, Licenses & Subscriptions	\$2,500	\$380	\$208	(\$172)	\$5,958	\$1,250	(\$4,709)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$139	\$100	(\$39)
Training, Education & Employee Relations	\$2,500	\$167	\$208	\$41	\$1,583	\$1,250	(\$333)
Contractual Security	\$5,000	\$112	\$417	\$304	\$730	\$2,499	\$1,769
IT Services	\$3,000	\$0	\$250	\$250	\$2,840	\$1,499	(\$1,341)
Total Golf Course Expenditures	\$132,650	\$9,366	\$11,050	\$1,684	\$72,252	\$66,298	(\$5,954)

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,680	\$1,011	\$1,258	\$247	\$5,350	\$5,313	(\$37)
Pest Control	\$1,800	\$0	\$234	\$234	\$0	\$988	\$988
Equipment Lease	\$1,100	\$94	\$143	\$49	\$562	\$604	\$41
Total Restaurant Expenditures	\$12,580	\$1,105	\$1,635	\$531	\$5,913	\$6,905	\$993

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Operation Expenditures</i>							
Salaries	\$233,200	\$19,605	\$19,433	(\$172)	\$104,977	\$116,595	\$11,618
Administrative Fee	\$16,543	\$1,534	\$1,379	(\$156)	\$8,590	\$8,271	(\$319)
FICA Expense	\$18,280	\$1,500	\$1,523	\$24	\$8,532	\$9,140	\$608
Health Insurance	\$506	\$54	\$42	(\$11)	\$245	\$253	\$8
Workers Compensation	\$4,684	\$536	\$390	(\$145)	\$3,059	\$2,342	(\$717)
Unemployment	\$10,726	\$913	\$894	(\$19)	\$4,514	\$5,363	\$849
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$250	\$250
Utilities	\$20,500	\$2,471	\$1,708	(\$762)	\$11,355	\$10,250	(\$1,105)
Repairs	\$250	\$0	\$21	\$21	\$525	\$125	(\$400)
Pest Control	\$1,800	\$0	\$150	\$150	\$63	\$900	\$837
Supplies	\$3,000	\$581	\$250	(\$331)	\$7,511	\$1,500	(\$6,011)
Uniforms	\$1,500	\$0	\$125	\$125	\$303	\$750	\$447
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,000	\$1,000
Fuel	\$500	\$0	\$42	\$42	\$0	\$250	\$250
Cart Lease	\$46,500	\$3,972	\$3,875	(\$97)	\$22,951	\$23,250	\$299
Cart Maintenance	\$4,000	\$147	\$333	\$187	\$1,529	\$2,000	\$471
Driving Range	\$10,000	\$0	\$833	\$833	(\$715)	\$5,000	\$5,715
Total Golf Operation Expenditures	\$374,489	\$31,311	\$31,206	(\$105)	\$173,439	\$187,239	\$13,800
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$9,714	\$6,417	(\$3,298)	\$48,082	\$38,500	(\$9,582)
Total Merchandise Sales	\$77,000	\$9,714	\$6,417	(\$3,298)	\$48,082	\$38,500	(\$9,582)

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$400,000	\$35,951	\$33,333	(\$2,618)	\$214,732	\$200,000	(\$14,732)
Administrative Fees	\$12,000	\$906	\$1,000	\$94	\$5,467	\$6,000	\$533
FICA Expense	\$30,600	\$2,574	\$2,550	(\$24)	\$15,001	\$15,300	\$299
Employee Insurance	\$52,157	\$3,800	\$4,346	\$546	\$18,440	\$26,079	\$7,638
Workers Compensation	\$7,840	\$980	\$653	(\$327)	\$5,664	\$3,920	(\$1,744)
Unemployment	\$7,000	\$1,360	\$583	(\$777)	\$5,188	\$3,500	(\$1,688)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$210	\$210
Consulting Fees	\$6,000	\$500	\$500	\$0	\$3,000	\$3,000	\$0
Fire Alarm System	\$4,000	\$86	\$333	\$247	\$570	\$2,000	\$1,430
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$1,250	\$1,250
Utilities/Water	\$26,200	\$2,840	\$2,183	(\$656)	\$12,898	\$13,100	\$202
Repairs	\$42,000	\$3,586	\$3,500	(\$86)	\$24,300	\$21,000	(\$3,300)
Fuel & Oil	\$45,000	\$1,339	\$3,750	\$2,411	\$14,771	\$22,500	\$7,729
Pest Control	\$1,500	\$267	\$125	(\$142)	\$1,562	\$750	(\$812)
Irrigation/Drainage	\$34,000	\$2,876	\$2,833	(\$43)	\$14,563	\$17,000	\$2,437
Sand and Topsoil	\$17,500	\$2,174	\$1,458	(\$716)	\$12,337	\$8,750	(\$3,587)
Flower/Mulch	\$7,000	\$581	\$583	\$3	\$2,717	\$3,500	\$783
Fertilizer	\$130,000	\$8,700	\$10,833	\$2,134	\$51,519	\$65,000	\$13,481
Seed/Sod	\$14,000	\$1,579	\$1,167	(\$412)	\$9,471	\$7,000	(\$2,471)
Trash Removal	\$2,000	\$0	\$167	\$167	\$740	\$1,000	\$260
Contingency	\$6,000	\$0	\$500	\$500	\$3,872	\$3,000	(\$872)
First Aid	\$600	\$0	\$50	\$50	\$211	\$300	\$89
Office Supplies	\$500	\$0	\$42	\$42	\$854	\$250	(\$604)
Operating Supplies	\$18,000	\$0	\$1,500	\$1,500	\$3,769	\$9,000	\$5,231
Training	\$500	\$0	\$42	\$42	\$1,009	\$250	(\$759)
Janitorial Supplies	\$1,500	\$84	\$125	\$41	\$84	\$750	\$666
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$500	\$500
Uniforms	\$10,500	\$595	\$875	\$280	\$3,834	\$5,250	\$1,416
Equipment Rental	\$2,500	\$0	\$208	\$208	\$414	\$1,250	\$836
Equipment Lease	\$160,000	\$13,488	\$13,333	(\$155)	\$81,347	\$80,000	(\$1,347)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$250	\$250
Total Golf Course Maintenance	\$1,043,317	\$84,265	\$86,943	\$2,678	\$508,335	\$521,659	\$13,324

Viera East
Community Development District
 Golf Course/Recreation Fund – Operations
 Statement of Revenues & Expenditures
 For Period Ending March 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	\$750	\$750
Arbitrage	\$600	\$50	\$50	\$0	\$300	\$300	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$500	\$500	\$0
Trustee Fees	\$3,750	\$361	\$313	(\$48)	\$1,923	\$1,875	(\$48)
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	\$75,000	\$5,461	\$6,250	\$789	\$32,409	\$37,500	\$5,091
Property Taxes	\$7,500	\$1,185	\$625	(\$560)	\$5,943	\$3,750	(\$2,193)
Total Administrative Expenditures	\$147,130	\$11,955	\$12,261	\$306	\$69,965	\$73,565	\$3,600
Renewal & Replacement	\$20,468	\$4,051	\$1,706	(\$2,345)	\$18,509	\$10,234	(\$8,275)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$20,468	\$4,051	\$1,706	(\$2,345)	\$18,509	\$10,234	(\$8,275)
Total Revenues	\$1,814,917	\$227,705	\$237,741	(\$10,037)	\$1,062,142	\$1,055,863	\$6,279
Total Expenditures	\$1,807,635	\$151,768	\$151,218	(\$550)	\$896,496	\$904,400	\$7,905
Operating Income (Loss)	\$7,283	\$75,937	\$86,524	(\$10,587)	\$165,646	\$151,463	\$14,183
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$279,178	\$279,178	\$0
Interest Income	\$1,000	\$65	\$83	(\$18)	\$681	\$500	\$181
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$171,638)	(\$14,303)	(\$14,303)	(\$0)	(\$85,819)	(\$85,819)	(\$0)
Principal Expense	(\$395,000)	(\$32,917)	(\$32,917)	(\$0)	(\$197,500)	(\$197,500)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,283)	(\$625)	(\$607)	(\$18)	(\$3,461)	(\$3,641)	\$181
Change in Net Assets	\$0	\$75,312	\$85,917	(\$10,605)	\$162,186	\$147,822	\$14,364
Beginning Net Assets	\$0	----	-----	-----	(\$2,076,011)	-----	-----
Ending Net Assets	\$0	----	-----	-----	(\$1,913,825)	-----	-----

Vierra East General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Maintenance Assessments	\$0	\$234,901	\$458,724	\$24,824	\$14,266	\$5,344	\$0	\$0	\$0	\$0	\$0	\$0	\$738,059
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	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
Total Revenues	\$4,690	\$239,591	\$463,414	\$29,523	\$18,956	\$10,034	\$0	\$0	\$0	\$0	\$0	\$0	\$766,209

Administrative Expenditures

Supervisors Fees	\$2,297	\$2,635	\$2,066	\$1,372	\$2,534	\$2,534	\$0	\$0	\$0	\$0	\$0	\$0	\$13,439
Engineering Fees	\$0	\$0	\$0	\$588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$588
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	\$543	\$0	\$0	\$0	\$0	\$0	\$0	\$2,877
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$3,250
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$0	\$0	\$50,220
Postage	\$104	\$119	\$43	\$24	\$34	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$368
Printing & Binding	\$65	\$36	\$73	\$54	\$94	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$363
Insurance- Liability	\$523	\$523	\$523	\$523	\$523	\$523	\$0	\$0	\$0	\$0	\$0	\$0	\$3,140
Legal Advertising	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Other Current Charges	\$82	\$56	\$89	\$22	\$30	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$325
Office Supplies	\$20	\$20	\$0	\$46	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$87
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700
Total Administrative	\$13,061	\$13,553	\$12,762	\$12,597	\$13,204	\$13,232	\$0	\$0	\$0	\$0	\$0	\$0	\$78,409

Operating Expenditures

Salaries	\$11,601	\$10,600	\$12,851	\$11,720	\$10,603	\$11,730	\$0	\$0	\$0	\$0	\$0	\$0	\$69,105
Administration Fee	\$125	\$117	\$142	\$129	\$117	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$760
PICA Expense	\$870	\$803	\$963	\$876	\$793	\$877	\$0	\$0	\$0	\$0	\$0	\$0	\$5,182
Health Insurance	\$701	\$886	\$592	\$624	\$796	\$648	\$0	\$0	\$0	\$0	\$0	\$0	\$4,248
Workers Compensation	\$289	\$290	\$351	\$320	\$290	\$321	\$0	\$0	\$0	\$0	\$0	\$0	\$1,861
Unemployment	\$0	\$0	\$0	\$699	\$26	\$141	\$0	\$0	\$0	\$0	\$0	\$0	\$866
Other Contractual	\$577	\$941	\$262	\$631	\$606	\$596	\$0	\$0	\$0	\$0	\$0	\$0	\$3,612
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	\$14,164	\$13,636	\$15,161	\$15,000	\$13,231	\$14,442	\$0	\$0	\$0	\$0	\$0	\$0	\$85,634

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	\$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	\$7,565	\$7,101	\$0	\$0	\$0	\$0	\$0	\$0	\$46,435
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$223	\$223	\$223	\$224	\$224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$894
Fire Line Maintenance	\$952	\$0	\$0	\$0	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,177
Basin Repair	\$0	\$0	\$0	\$455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455
Total Maintenance	\$9,860	\$14,474	\$12,738	\$11,380	\$7,290	\$7,101	\$0	\$0	\$0	\$0	\$0	\$0	\$63,343

Grounds Maintenance Expenditures

Salaries	\$10,763	\$9,993	\$12,103	\$11,359	\$10,155	\$11,174	\$0	\$0	\$0	\$0	\$0	\$0	\$65,547
Administrative Fees	\$271	\$259	\$315	\$287	\$260	\$287	\$0	\$0	\$0	\$0	\$0	\$0	\$1,680
FICA	\$772	\$738	\$862	\$850	\$754	\$829	\$0	\$0	\$0	\$0	\$0	\$0	\$4,805
Health Insurance	\$2,426	\$2,238	\$2,515	\$2,928	\$3,020	\$1,901	\$0	\$0	\$0	\$0	\$0	\$0	\$15,027
Workers Compensation	\$293	\$273	\$331	\$226	\$277	\$305	\$0	\$0	\$0	\$0	\$0	\$0	\$1,705
Unemployment	\$20	\$19	\$23	\$754	\$494	\$333	\$0	\$0	\$0	\$0	\$0	\$0	\$1,643
Telephone	\$425	\$656	\$0	\$992	\$732	\$738	\$0	\$0	\$0	\$0	\$0	\$0	\$3,543
Utilities	\$406	\$379	\$373	\$326	\$352	\$383	\$0	\$0	\$0	\$0	\$0	\$0	\$2,219
Property Appraiser	\$0	\$0	\$1,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,986
Insurance- Property	\$135	\$135	\$135	\$135	\$135	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$809
Repairs	\$3,185	\$2,510	\$932	\$1,931	\$6,286	\$1,312	\$0	\$0	\$0	\$0	\$0	\$0	\$16,155
Fuel	\$1,347	\$918	\$1,688	\$1,116	\$1,038	\$630	\$0	\$0	\$0	\$0	\$0	\$0	\$6,738
Park Maintenance	\$142	\$693	\$300	\$31	\$18	\$306	\$0	\$0	\$0	\$0	\$0	\$0	\$1,490
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$244	\$0	\$0	\$0	\$300	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$767
Contingencies	\$0	\$5,346	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,384
Refuse	\$720	\$480	\$480	\$960	\$480	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$158	\$0	\$0	\$0	\$0	\$0	\$0	\$158
Uniforms	\$250	\$260	\$0	\$450	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$1,361
Fire Alarm System	\$129	\$129	\$137	\$0	\$139	\$139	\$0	\$0	\$0	\$0	\$0	\$0	\$672
Rain Bird Pump System	\$2,298	\$2,298	\$0	\$5,057	\$2,298	\$2,298	\$0	\$0	\$0	\$0	\$0	\$0	\$14,250
Maintenance Reserve- Transfer Out	\$652	\$652	\$652	\$652	\$652	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$3,911
Maintenance Reserve- Transfer Out (PY Excess)	\$94,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,484
Total Grounds Maintenance	\$118,963	\$27,976	\$22,869	\$28,053	\$27,590	\$22,483	\$0	\$0	\$0	\$0	\$0	\$0	\$247,934
Total Expenditures	\$156,048	\$69,639	\$63,530	\$67,030	\$61,815	\$57,258	\$0	\$0	\$0	\$0	\$0	\$0	\$475,319
Excess Revenue/(Expenditures)	(\$151,358)	\$169,952	\$399,804	(\$37,507)	(\$42,850)	(\$47,223)	\$0	\$0	\$0	\$0	\$0	\$0	\$290,890

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	3,877	4,761	0	0	0	0	0	0	21,898
Member Rounds	597	640	645	761	676	793	0	0	0	0	0	0	4,112
Comp Rounds	484	566	599	592	489	586	0	0	0	0	0	0	3,316
<i>Revenue per Round</i>													
Paid Rounds	\$30	\$33	\$35	\$37	\$40	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$212

Revenues:

Greens Fees	\$96,077	\$111,965	\$109,258	\$133,011	\$153,726	\$173,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$777,081
Gift Cards - Sales	\$743	\$1,251	\$3,602	\$384	\$405	\$823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,407
Gift Cards - Usage	(\$963)	(\$489)	(\$1,780)	(\$3,065)	(\$1,996)	(\$1,660)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$9,953)
Season Advance/Trail Fees	\$15,428	\$19,567	\$18,164	\$21,059	\$20,417	\$20,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,882
Associate Memberships	\$3,476	\$3,397	\$2,844	\$6,241	\$4,345	\$3,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,016
Driving Range	\$5,109	\$5,514	\$5,973	\$6,235	\$7,476	\$8,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,120
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050
Merchandise Sales	\$9,560	\$9,648	\$12,429	\$9,043	\$11,368	\$12,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,860
Restaurant	\$1,889	\$2,185	\$5,199	\$2,184	\$1,977	\$2,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,502
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,264
Miscellaneous Income	\$969	\$1,103	\$968	\$5,307	\$2,773	\$4,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,113
Total Revenues	\$134,341	\$156,193	\$158,710	\$182,651	\$202,542	\$227,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,062,142

Golf Course Expenditures:

Other Contractual Services	\$513	\$1,132	\$764	\$1,225	\$970	\$408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,011.72
Telephone/Internet	\$403	\$300	\$519	\$168	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,598
Postage	\$152	\$257	\$0	\$313	\$21	\$324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,065
Printing & Binding	\$0	\$409	\$0	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$691
Utilities	\$368	\$397	\$281	\$681	\$477	\$791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,995
Repairs & Maintenance	\$373	\$375	\$0	\$1,043	\$519	\$723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,034
Advertising	\$4,843	\$3,044	\$4,819	\$3,841	\$2,765	\$2,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,820
Bank Charges	\$2,073	\$2,748	\$2,948	\$3,162	\$4,032	\$3,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,457
Office Supplies	\$1,074	\$752	\$612	\$857	\$84	\$212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,590
Operating Supplies	\$427	\$811	\$406	\$717	\$235	\$144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,739
Dues Licenses & Subscriptions	\$663	\$13	\$585	\$0	\$4,317	\$380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,958
Drug Testing - All Departments	\$0	\$0	\$92	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139
Training, Education & Employee Relations	\$0	\$468	\$815	\$112	\$20	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,583
Contractual Security	\$169	\$112	\$112	\$112	\$112	\$112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$730
IT Services	\$340	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,840
Total Golf Course Expenditures	\$11,399	\$10,818	\$11,954	\$15,013	\$13,703	\$9,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,252

Restaurant Expenditures:

Utilities	\$863	\$814	\$645	\$1,130	\$888	\$1,011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,350
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$94	\$94	\$94	\$94	\$92	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$562
Total Restaurant Expenditures	\$957	\$908	\$739	\$1,224	\$980	\$1,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,913

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Golf Operations:</i>													
Salaries	\$17,491	\$16,181	\$18,525	\$18,670	\$14,506	\$19,605	\$0	\$0	\$0	\$0	\$0	\$0	\$104,977
Administrative Fee	\$1,320	\$1,338	\$1,625	\$1,482	\$1,290	\$1,534	\$0	\$0	\$0	\$0	\$0	\$0	\$8,590
FICA Expense	\$1,338	\$1,238	\$1,918	\$1,428	\$1,110	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$6,532
Health Insurance	\$38	\$38	\$38	\$38	\$38	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$245
Workers Compensation	\$478	\$442	\$696	\$510	\$396	\$536	\$0	\$0	\$0	\$0	\$0	\$0	\$3,059
Unemployment	\$559	\$512	\$500	\$1,188	\$841	\$913	\$0	\$0	\$0	\$0	\$0	\$0	\$4,514
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,575	\$0	\$1,678	\$2,197	\$1,768	\$2,471	\$0	\$0	\$0	\$0	\$0	\$0	\$11,355
Repairs	\$0	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Pest Control	\$0	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63
Supplies	\$2,066	\$686	\$1,847	\$1,386	\$945	\$581	\$0	\$0	\$0	\$0	\$0	\$0	\$7,511
Uniforms	\$173	\$0	\$58	\$0	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303
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	\$3,786	\$3,965	\$3,920	\$3,559	\$3,750	\$3,972	\$0	\$0	\$0	\$0	\$0	\$0	\$22,951
Cart Maintenance	\$215	\$0	\$24	\$707	\$436	\$147	\$0	\$0	\$0	\$0	\$0	\$0	\$1,529
Driving Range	\$0	\$0	\$0	\$365	(\$1,080)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$715)
Total Golf Operation Expenditures	\$29,038	\$26,655	\$30,832	\$31,531	\$24,072	\$31,311	\$0	\$0	\$0	\$0	\$0	\$0	\$173,439

Merchandise Sales:

Cost of Goods Sold	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$0	\$0	\$0	\$0	\$0	\$0	\$48,082
Total Merchandise Sales	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$0	\$0	\$0	\$0	\$0	\$0	\$48,082

Golf Course Maintenance:

Salaries	\$35,460	\$33,522	\$39,979	\$36,998	\$32,822	\$35,951	\$0	\$0	\$0	\$0	\$0	\$0	\$214,732
Administrative Fees	\$869	\$857	\$1,037	\$945	\$854	\$906	\$0	\$0	\$0	\$0	\$0	\$0	\$5,467
FICA Expense	\$2,555	\$2,491	\$2,379	\$2,651	\$2,351	\$2,574	\$0	\$0	\$0	\$0	\$0	\$0	\$15,001
Employee Insurance	\$3,890	\$1,908	\$3,110	\$2,797	\$2,935	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$18,440
Workers Compensation	\$963	\$915	\$901	\$1,009	\$896	\$980	\$0	\$0	\$0	\$0	\$0	\$0	\$5,664
Unemployment	\$85	\$0	\$0	\$2,390	\$1,353	\$1,360	\$0	\$0	\$0	\$0	\$0	\$0	\$5,188
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Fire Alarm System	\$129	\$86	\$97	\$86	\$86	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$570
Telephone/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$1,946	\$1,516	\$1,960	\$2,550	\$2,086	\$2,840	\$0	\$0	\$0	\$0	\$0	\$0	\$12,898
Repairs	\$5,044	\$3,818	\$3,684	\$4,479	\$3,689	\$3,586	\$0	\$0	\$0	\$0	\$0	\$0	\$24,300
Fuel & Oil	\$2,735	\$2,735	\$2,683	\$2,267	\$2,357	\$1,339	\$0	\$0	\$0	\$0	\$0	\$0	\$14,771
Pest Control	\$257	\$257	\$0	\$514	\$267	\$267	\$0	\$0	\$0	\$0	\$0	\$0	\$1,562
Irrigation/Drainage	\$1,522	\$1,628	\$1,773	\$3,365	\$3,399	\$2,876	\$0	\$0	\$0	\$0	\$0	\$0	\$14,563
Sand and Topsoil	\$5,419	\$2,208	\$934	\$1,204	\$397	\$2,174	\$0	\$0	\$0	\$0	\$0	\$0	\$12,337
Flower/Mulch	\$0	\$0	\$142	\$0	\$1,995	\$581	\$0	\$0	\$0	\$0	\$0	\$0	\$2,717
Fertilizer	\$7,561	\$13,172	\$7,722	\$6,311	\$8,054	\$8,700	\$0	\$0	\$0	\$0	\$0	\$0	\$51,519
Seed/Sod	\$1,579	\$1,579	\$1,579	\$1,579	\$1,579	\$1,579	\$0	\$0	\$0	\$0	\$0	\$0	\$9,471
Trash Removal	\$138	\$0	\$162	\$301	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$740
Contingency	\$1,800	\$0	\$562	\$1,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,872
First Aid	\$169	\$0	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211
Office Supplies	\$807	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$854
Operating Supplies	\$1,304	\$490	\$676	\$1,116	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,769
Training	\$0	\$0	\$523	\$0	\$486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,009
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$84
Soil & Water-Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$735	\$588	\$588	\$733	\$595	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$3,834
Equipment Rental	\$0	\$0	\$0	\$414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$414
Equipment Lease	\$13,469	\$13,469	\$13,469	\$13,469	\$13,981	\$13,488	\$0	\$0	\$0	\$0	\$0	\$0	\$81,347
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$88,937	\$82,394	\$84,458	\$87,277	\$81,003	\$84,265	\$0	\$0	\$0	\$0	\$0	\$0	\$508,335

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Administrative Expenditures:													
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	\$361	\$0	\$0	\$0	\$0	\$0	\$0	\$1,923
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	\$5,390	\$5,390	\$5,390	\$5,390	\$5,390	\$5,461	\$0	\$0	\$0	\$0	\$0	\$0	\$32,409
Property Taxes	\$601	\$601	\$1,185	\$1,185	\$1,185	\$1,185	\$0	\$0	\$0	\$0	\$0	\$0	\$5,943
Total Administrative Expenditures	\$11,252	\$11,252	\$11,836	\$11,836	\$11,836	\$11,955	\$0	\$0	\$0	\$0	\$0	\$0	\$69,965
Reserves:													
Renewal & Replacement	\$1,820	\$2,687	\$3,124	\$3,174	\$3,653	\$4,051	\$0	\$0	\$0	\$0	\$0	\$0	\$18,509
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$1,820	\$2,687	\$3,124	\$3,174	\$3,653	\$4,051	\$0	\$0	\$0	\$0	\$0	\$0	\$18,509
Total Revenues	\$134,341	\$156,193	\$158,710	\$182,651	\$202,542	\$227,705	\$0	\$0	\$0	\$0	\$0	\$0	\$1,062,142
Total Expenditures	\$151,262	\$140,413	\$151,884	\$158,512	\$142,656	\$151,768	\$0	\$0	\$0	\$0	\$0	\$0	\$896,496
Operating Income (Loss)	(\$16,921)	\$15,780	\$6,826	\$24,139	\$59,886	\$75,937	\$0	\$0	\$0	\$0	\$0	\$0	\$165,646
Non Operating Revenues/(Expenditures):													
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	\$91	\$94	\$70	\$289	\$72	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$681
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)	(\$14,303)	(\$14,303)	\$0	\$0	\$0	\$0	\$0	\$0	(\$85,819)
Principal Expense	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	\$0	\$0	\$0	\$0	\$0	\$0	(\$197,500)
Total Non Operating Revenues/(Expenditures)	(\$399)	(\$396)	(\$620)	(\$402)	(\$618)	(\$625)	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,461)
Net Non Operating Income / (Loss)	(\$17,521)	\$15,184	\$6,205	\$23,738	\$59,268	\$75,312	\$0	\$0	\$0	\$0	\$0	\$0	\$162,186

Viera East Community Development District

ProShop Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$9,560	\$9,648	\$12,429	\$9,043	\$11,368	\$12,811	\$0	\$0	\$0	\$0	\$0	\$0	\$64,860
Total Revenues	\$9,560	\$9,648	\$12,429	\$9,043	\$11,368	\$12,811	\$0	\$0	\$0	\$0	\$0	\$0	\$64,860
<i>Expenditures</i>													
Cost of Goods Sold	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$0	\$0	\$0	\$0	\$0	\$0	\$48,082
Total Expenditures	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$0	\$0	\$0	\$0	\$0	\$0	\$48,082
Operating Income (Loss)	\$1,700	\$3,948	\$3,487	\$586	\$3,959	\$3,097	\$0	\$0	\$0	\$0	\$0	\$0	\$16,777

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

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

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

Series 2012 Special Assessment Revenue Bonds	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$280,542
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Less: May 1, 2018 Principal	(\$380,000)
Current Bonds Outstanding	\$3,700,000

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

	Actuals 3/31/18	Actuals 3/31/19	Variance	Year to Date 3/31/18	Year to Date 3/31/19	Variance
<i>Revenues:</i>						
Greens Fees	\$180,353	\$ 173,044	\$ (7,309)	\$742,067	\$ 777,081	\$ 35,014
Gift Cards - Sales	\$785	\$ 823	\$ 38	\$6,967	\$ 7,407	\$ 440
Gift Cards - Usage	(\$2,243)	(\$ 1,660)	\$ 583	(\$11,835)	(\$ 9,953)	\$ 1,883
Season Advance/Trail Fees	\$17,357	\$ 20,247	\$ 2,890	\$103,296	\$ 114,882	\$ 11,585
Associate Memberships	\$3,634	\$ 3,713	\$ 79	\$23,068	\$ 24,016	\$ 948
Driving Range	\$9,622	\$ 8,814	\$ (808)	\$42,409	\$ 39,120	\$ (3,289)
Golf Lessons	\$175	\$ 175	\$ -	\$1,050	\$ 1,050	\$ -
Merchandise Sales	\$15,190	\$ 12,811	\$ (2,379)	\$64,983	\$ 64,860	\$ (123)
Restaurant	\$3,539	\$ 2,868	\$ (670)	\$13,972	\$ 16,302	\$ 2,330
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$11,264	\$ 11,264	\$ -
Miscellaneous Income	\$329	\$ 4,993	\$ 4,664	\$10,555	\$ 16,113	\$ 5,558
Total Revenues	\$ 230,618	\$ 227,705	\$ (2,913)	\$1,007,795	\$1,062,142	\$ 54,347
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 16,513	\$ 9,366	\$ 7,147	\$ 71,965	\$ 72,252	\$ (287)
Restaurant	\$ 892	\$ 1,105	\$ (213)	\$ 5,200	\$ 5,913	\$ (713)
Golf Operations	\$ 30,018	\$ 31,311	\$ (1,293)	\$ 167,053	\$ 173,439	\$ (6,386)
Merchandise Sales	\$ 11,041	\$ 9,714	\$ 1,327	\$ 43,543	\$ 48,082	\$ (4,539)
Golf Course Maintenance	\$ 86,300	\$ 84,265	\$ 2,034	\$ 479,065	\$ 508,335	\$ (29,270)
Administrative	\$ 13,481	\$ 11,955	\$ 1,526	\$ 69,325	\$ 69,965	\$ (640)
Reserves	\$ 4,184	\$ 4,051	\$ 134	\$ 17,033	\$ 18,509	\$ (1,476)
Total Expenditures	\$ 162,430	\$ 151,768	\$ 10,662	\$ 853,185	\$ 896,496	\$ (43,311)
Operating Income/(Loss)	\$ 68,188	\$ 75,937	\$ 7,749	\$ 154,610	\$ 165,646	\$ 11,036

Viera East Cash Flow Analysis FY 2019

I. Cash Flows:	Actuals					Projections					Totals		
	October	November	December	January	February	March	April	May	June	July		August	September
Starting Funds													
Carry Forward	\$ 85,290	\$ 68,368	\$ 84,148	\$ 90,974	\$ 115,113	\$ 174,999							
Revenues													
Golf Course	\$ 134,341	\$ 156,193	\$ 158,710	\$ 182,651	\$ 202,542	\$ 227,705	\$ 186,856	\$ 153,702	\$ 141,991	\$ 117,049	\$ 128,999	\$ 92,804	\$ 1,883,543
Course Operations	\$ 132,452	\$ 154,009	\$ 153,570	\$ 180,467	\$ 200,565	\$ 224,837	\$ 184,256	\$ 151,644	\$ 140,307	\$ 115,487	\$ 127,717	\$ 91,384	\$ 1,856,629
Restaurant	\$ 1,889	\$ 2,185	\$ 5,199	\$ 2,184	\$ 1,977	\$ 2,868	\$ 2,600	\$ 2,058	\$ 1,690	\$ 1,562	\$ 1,282	\$ 1,420	\$ 26,914
Total All Cash	\$ 219,630	\$ 224,561	\$ 242,858	\$ 273,625	\$ 317,655	\$ 402,704	\$ 437,792	\$ 440,276	\$ 431,515	\$ 397,906	\$ 376,326	\$ 318,728	\$ 1,883,543
Expenses													
Golf Course	\$ 151,262	\$ 140,413	\$ 151,884	\$ 158,512	\$ 142,656	\$ 151,768	\$ 151,218	\$ 150,752	\$ 150,659	\$ 150,578	\$ 150,402	\$ 150,500	\$ 1,800,605
Course Operations	\$ 150,306	\$ 139,505	\$ 151,145	\$ 157,288	\$ 141,676	\$ 150,663	\$ 149,582	\$ 149,457	\$ 149,596	\$ 149,596	\$ 149,596	\$ 149,607	\$ 1,788,017
Restaurant	\$ 957	\$ 908	\$ 739	\$ 1,224	\$ 980	\$ 1,105	\$ 1,635	\$ 1,294	\$ 1,063	\$ 982	\$ 806	\$ 893	\$ 12,588
Cash Less Expenses	\$ 68,368	\$ 84,148	\$ 90,974	\$ 115,113	\$ 174,999	\$ 250,936	\$ 286,574	\$ 289,524	\$ 280,856	\$ 247,327	\$ 225,924	\$ 168,228	
Projected Revenues FY 2019 \$ 1,883,543 Projected Expenses FY 2019 \$ 1,800,605 Projected Surplus(Deficit) FY \$ 82,938													

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

PY - PREVIOUS YEAR

<u>Rounds of Golf</u>	Monthly		Year to Date	
Paid Rounds				
Rounds of Golf- Associate Member	649	11%	3,579	12%
Rounds of Golf- CDD Resident	933	15%	5,041	17%
Rounds of Golf - Public	2,820	46%	11,520	39%
Rounds of Golf - Golf Now / EZ Links	265	4%	1,524	5%
Rounds of Golf- Tournaments	130	2%	639	2%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	-86	-1%	360	-1%
Total Paid Rounds	4,711		21,943	
Member Rounds				
Rounds of Golf - Members	818	13%	4,134	14%
Total Member Rounds	818		4,134	
Comp Rounds				
Rounds of Golf- Staff/Comp	138	2%	777	3%
Rounds of Golf- GolfNow EZ Links - Trade	269	4%	1,554	5%
Rounds of Golf- Other Comp	179	3%	1,020	3%
Total Comp Rounds	586		3,351	
TOTAL ROUNDS OF GOLF	6,115	100%	29,428	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
724	2,750	-75	829
1,096	5,367	-163	-326
2,498	9,909	322	1,611
347	2,373	-82	-849
52	612	78	27
0	0	0	0
-19	-267	-67	-93
4,698	20,744	13	1,199
773	3,896	45	238
773	3,896	45	238
198	817	-60	-40
316	1,677	-47	-123
218	981	-39	39
732	3,475	-146	-124
6,203	28,115	-88	1,313

<u>Revenues</u>	Monthly		Year to Date	
Greens Fee Revenue				
Rounds of Golf- Associate Member	\$26,161	15%	\$136,207	18%
Rounds of Golf- CDD Resident	\$30,110	17%	\$155,871	20%
Rounds of Golf - Public	\$102,013	59%	\$407,831	53%
Rounds of Golf - Golf Now / EZ Links	\$11,357	7%	\$62,561	8%
Rounds of Golf- Tournaments	\$5,350	3%	\$21,954	3%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$2,577)	-1%	(\$9,519)	-1%
TOTAL GREENS FEE REVENUE	\$172,414	100%	\$774,905	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$29,747	\$107,299	(\$3,586)	\$28,908
\$34,926	\$167,224	(\$4,816)	(\$11,353)
\$98,595	\$355,259	\$3,418	\$52,572
\$15,387	\$94,705	(\$4,030)	(\$32,144)
\$2,042	\$22,889	\$3,308	(\$935)
\$0	\$0	\$0	\$0
(\$566)	(\$6,861)	(\$2,011)	(\$2,658)
\$180,131	\$740,515	(\$7,717)	\$34,390

<u>Average \$ per Round of Golf</u>	Monthly	Year to Date
Average \$ per round of Golf		
Rounds of Golf- Associate Member	\$40.31	\$38.06
Rounds of Golf- CDD Resident	\$32.27	\$30.92
Rounds of Golf - Public	\$36.17	\$35.40
Rounds of Golf - Golf Now / EZ Links	\$42.86	\$41.05
Rounds of Golf- Tournaments	\$41.15	\$34.36
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$29.97	\$26.44
TOTAL - Average \$ per round of Golf	\$36.60	\$35.31

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$41.09	\$39.02	(\$0.78)	(\$0.96)
\$31.87	\$31.16	\$0.41	(\$0.24)
\$39.47	\$35.85	(\$3.29)	(\$0.45)
\$44.34	\$39.91	(\$1.49)	\$1.14
\$39.27	\$37.40	\$1.88	(\$3.04)
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$29.79	\$25.70	\$0.18	\$0.75
\$38.34	\$35.70	(\$1.74)	(\$0.38)

	Monthly	Year to Date
Membership Revenue	\$20,247	\$114,879
Average \$ per round of Golf	\$24.75	\$27.79

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$17,357	\$103,294	\$2,890	\$11,585
\$22.45	\$26.51	\$2.30	\$1.28