



**Viera East
Community Development
District**

Unaudited Financial Reporting

September 30, 2019



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Viera East
Community Development District
 Combined Balance Sheet
 September 30, 2019

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Golf Course/Recreation</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>					
Operating Account	\$307,200	\$6,702	---	\$63,406	\$377,308
Accounts Receivable	---	---	---	\$1,277	\$1,277
Rent Receivable	---	---	---	\$850	\$850
Due From Golf Course	\$18,883	---	---	---	\$18,883
Due From General Fund	---	\$95,000	---	\$32,977	\$127,977
Due From Capital Reserve	---	---	---	---	\$0
Due from Debt Service	\$12,378	---	---	\$44,743	\$57,121
Due from Other	---	---	---	\$2,678	\$2,678
Inventory - Pro Shop	---	---	---	\$96,966	\$96,966
<u>Investments:</u>					
State Board	---	\$247,444	---	---	\$247,444
Benefit Assessment- Series 2012	---	---	---	\$81,883	\$81,883
Reserve - Series 2012	---	---	---	\$280,513	\$280,513
Bond Service 2006	---	---	\$516,489	---	\$516,489
Bond Service 2012	---	---	---	\$0	\$0
Improvements (Net of Depreciation)	---	---	---	\$1,253,559	\$1,253,559
Prepaid Expenses- Operations	\$12,488	---	---	\$79,828	\$92,316
Total Assets	\$350,948	\$349,146	\$516,489	\$1,938,680	\$3,155,264
<i>Liabilities</i>					
Accounts Payable	\$7,948	---	---	\$9,739	\$17,688
Accrued Expenses	\$8,875	---	---	\$167	\$9,042
Deferred Revenue- Season Advance	---	---	---	\$48,915	\$48,915
Deposit-Divots Grill	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$12,378	\$18,883	\$31,260
Accrued Interest Payable	---	---	---	\$71,517	\$71,517
Accrued Principal Payable	---	---	---	---	\$0
Sales Tax Payable	---	---	---	\$7,783	\$7,783
Event Deposits	---	---	---	(\$1,314)	(\$1,314)
Due to Golf Course	\$32,977	---	\$44,743	---	\$77,720
Due to Capital Reserve	\$95,000	---	---	---	\$95,000
Accrued Payroll Payable	\$10,807	---	---	\$25,013	\$35,819
Bonds Payable - Series 2012	---	---	---	\$3,700,000	\$3,700,000
Bond Discount	---	---	---	(\$18,220)	(\$18,220)
Deferred Loss	---	---	---	(\$187,085)	(\$187,085)
<i>Fund Equity</i>					
Net Assets	---	---	---	(\$1,738,716)	(\$1,738,716)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$12,488	---	---	---	\$12,488
Unassigned	\$6,854	---	---	---	\$6,854
Assigned- Capital Reserve Fund	---	\$349,146	---	---	\$349,146
Restricted for Debt Service	---	---	\$459,368	---	\$459,368
Total Liabilities, Fund Equity, Other	\$350,948	\$349,146	\$516,489	\$1,938,680	\$3,155,264

Viera East
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
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Revenues

Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$0
Golf Course Administrative Services	\$56,280	\$56,280	\$56,280	\$1
Interest Income	\$100	\$100	\$10	(\$90)
Total Revenues	\$864,536	\$864,536	\$864,447	(\$89)

Administrative Expenditures

Supervisors Fees	\$30,195	\$30,195	\$32,286	(\$2,091)
Engineering Fees	\$5,000	\$5,000	\$13,100	(\$8,100)
Attorney's Fees	\$5,000	\$5,000	\$8,053	(\$3,053)
Dissemination	\$1,000	\$1,000	\$1,000	\$0
Trustee Fees	\$5,600	\$5,600	\$6,134	(\$534)
Annual Audit	\$6,500	\$6,500	\$5,711	\$790
Collection Agent	\$2,500	\$2,500	\$2,500	(\$0)
Management Fees	\$100,440	\$100,440	\$100,440	\$0
Postage	\$1,500	\$1,500	\$4,901	(\$3,401)
Printing & Binding	\$2,500	\$2,500	\$1,339	\$1,161
Insurance- Liability	\$7,293	\$7,293	\$6,280	\$1,013
Legal Advertising	\$2,500	\$2,500	\$196	\$2,304
Other Current Charges	\$1,500	\$1,500	\$1,023	\$477
Office Supplies	\$3,000	\$3,000	\$281	\$2,719
Dues & Licenses	\$175	\$175	\$175	(\$0)
Information Technology	\$3,400	\$3,400	\$3,400	\$0
Total Administrative	\$178,103	\$178,103	\$186,817	(\$8,714)

Viera East
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
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Operating Expenditures

Salaries	\$136,662	\$136,662	\$138,157	(\$1,495)
Administrative Fee	\$1,463	\$1,463	\$1,555	(\$92)
FICA Expense	\$10,455	\$10,455	\$10,390	\$65
Employee Insurance	\$8,893	\$8,893	\$8,135	\$758
Workers Compensation	\$2,679	\$2,679	\$4,383	(\$1,704)
Unemployment	\$853	\$853	\$954	(\$101)
Other Contractual	\$5,000	\$5,000	\$6,845	(\$1,845)
Training	\$500	\$500	\$0	\$500
Uniforms	\$500	\$500	\$0	\$500
Total Operating	\$167,005	\$167,005	\$170,419	(\$3,414)

Maintenance Expenditures

Canal Maintenance	\$14,000	\$14,000	\$2,936	\$11,064
Lake Bank Restoration	\$60,000	\$60,000	\$0	\$60,000
Environmental Services	\$20,000	\$20,000	\$28,520	(\$8,520)
Water Management System	\$99,000	\$99,000	\$96,254	\$2,746
Control Burns	\$15,000	\$15,000	\$0	\$15,000
Contingencies	\$9,000	\$9,000	\$894	\$8,106
Fire Line Maintenance	\$5,000	\$5,000	\$1,502	\$3,498
Basin Repair	\$4,000	\$4,000	\$5,408	(\$1,408)
Total Maintenance	\$226,000	\$226,000	\$135,513	\$90,487

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
<i><u>Grounds Maintenance Expenditures</u></i>				
Salaries	\$147,875	\$147,875	\$131,647	\$16,228
Administrative Fees	\$3,454	\$3,454	\$3,446	\$8
FICA	\$11,312	\$11,312	\$9,064	\$2,248
Health Insurance	\$30,559	\$30,559	\$13,116	\$17,443
Workers Compensation	\$2,898	\$2,898	\$3,398	(\$500)
Unemployment	\$2,120	\$2,120	\$1,877	\$243
Telephone	\$4,500	\$4,500	\$5,167	(\$667)
Utilities	\$7,700	\$7,700	\$4,923	\$2,777
Property Appraiser	\$1,990	\$1,990	\$1,986	\$4
Insurance	\$1,447	\$1,447	\$1,618	(\$171)
Repairs	\$12,000	\$12,000	\$22,080	(\$10,080)
Fuel	\$7,500	\$7,500	\$15,564	(\$8,064)
Park Maintenance	\$3,000	\$3,000	\$2,460	\$540
Sidewalk Maintenance	\$5,000	\$5,000	\$198	\$4,802
Chemicals	\$5,000	\$5,000	\$1,802	\$3,198
Contingencies	\$5,000	\$5,000	\$5,471	(\$471)
Refuse	\$8,000	\$8,000	\$5,577	\$2,423
Office Supplies	\$750	\$750	\$919	(\$169)
Uniforms	\$3,000	\$3,000	\$2,591	\$409
Fire Alarm System	\$4,000	\$4,000	\$3,633	\$367
Rain Bird Pump System	\$18,500	\$18,500	\$28,041	(\$9,541)
Maintenance Reserve - Transfer Out	\$7,823	\$7,823	\$7,823	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$189,484	(\$189,484)
Total Grounds Maintenance	\$293,428	\$293,428	\$461,885	(\$168,458)
Total Expenditures	\$864,536	\$864,536	\$954,635	(\$90,099)
Excess Revenue/(Expenditures)	\$0		(\$90,188)	
Beginning Fund Balance	\$0		\$285,530	
Ending Fund Balance	\$0		\$195,342	

Viera East

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
<u>Revenues</u>				
Interest Income	\$250	\$250	\$6,285	\$6,035
Reserve Funding - Transfer In (General)	\$7,823	\$7,823	\$7,823	\$0
Reserve Funding - Transfer In (Golf)	\$20,468	\$20,468	\$35,447	\$14,978
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$189,484	\$189,484
Total Revenues	\$28,541	\$28,541	\$239,038	\$210,497
<u>Expenditures</u>				
Capital Outlay	\$100,000	\$100,000	\$43,869	\$56,131
Truck Maintenance	\$25,000	\$25,000	\$0	\$25,000
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$125,000	\$43,869	\$81,131
Excess Revenues/(Expenditures)	(\$96,459)		\$195,169	
Beginning Fund Balance	\$283,792		\$153,977	
Ending Fund Balance	\$187,332		\$349,146	

Viera East Community Development District

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending September 30, 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
4/18/19	Aqua Turf International	Irrigation GC & Entry	\$ 5,000.00
4/30/19	Golf Specialties, INC	Golf Supplies	\$ 2,222.88
5/2/19	Regions	Wire Fee	\$ 36.00
5/8/19	St. Johns Turf Care	Turf brush with controller	\$ 5,549.99
5/16/19	Golf Specialties, INC	Golf Supplies	\$ 2,853.39
5/30/19	Regions	Wire Fee	\$ 45.00
6/7/19	Regions	Wire Fee	\$ 15.00
6/7/19	Barnett Fronczak Barlow	Architect Services	\$ 20,670.82
7/8/19	Pike Creek Turf Inc	Landscaping #18	\$ 1,050.84
7/19/19	Regions	Wire Fee	\$ 15.00
Total			<u><u>\$ 43,868.67</u></u>

Viera East

Community Development District

Debt Service Fund

Statement of Revenues & Expenditures
For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
Revenues				
Special Assessments	\$2,423,170	\$2,423,170	\$2,423,170	\$0
Interest Income	\$100	\$100	\$3,147	\$3,047
Total Revenues	\$2,423,270	\$2,423,270	\$2,426,317	\$3,047
Expenditures				
Series 2006				
Interest-11/1	\$239,631	\$239,631	\$239,631	(\$0)
Interest-5/1	\$239,631	\$239,631	\$239,631	(\$0)
Principal-5/1	\$1,910,000	\$1,910,000	\$1,910,000	\$0
Other Debt Service Costs	\$46,873	\$46,873	\$46,745	\$128
Total Expenditures	\$2,436,135	\$2,436,135	\$2,436,007	\$128
Excess Revenues/(Expenditures)	(\$12,865)		(\$9,690)	
Beginning Fund Balance	\$466,966		\$469,058	
Ending Fund Balance	\$454,101		\$459,368	

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending September 30, 2019

	<i>Number of Rounds</i>						
	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
Paid Rounds	34,750	2,201	1,756	445	37,694	34,750	2,944
Member Rounds	10,000	418	505	(87)	7,120	10,000	(2,880)
Comp Rounds	3,500	171	177	(6)	3,027	3,500	(473)
EZ Links	3,000	136	152	(16)	3,273	3,000	273
GolfNow	2,000	43	101	(58)	1,518	2,000	(482)
Total Memberships	60	3	-	3	70	60	(10)
Revenue per Round							
Paid Rounds	\$38	\$25	\$39	(\$15)	\$34	\$38	(\$4)

<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,308,290	\$54,060	\$68,685	(\$14,625)	\$1,269,343	\$1,308,290	(\$38,947)
Gift Cards - Sales	\$25,000	\$560	\$1,313	(\$753)	\$11,531	\$25,000	(\$13,469)
Gift Cards - Usage	(\$25,000)	(\$1,038)	(\$1,313)	\$275	(\$15,672)	(\$25,000)	\$9,328
Season Advance/Trail Fees	\$210,000	\$13,563	\$11,025	\$2,538	\$202,756	\$210,000	(\$7,244)
Associate Memberships	\$42,000	\$2,765	\$2,205	\$560	\$36,498	\$42,000	(\$5,502)
Driving Range	\$80,000	\$3,614	\$4,200	(\$586)	\$64,639	\$80,000	(\$15,361)
Golf Lessons	\$2,100	\$175	\$110	\$65	\$2,100	\$2,100	\$0
Merchandise Sales	\$115,000	\$6,009	\$6,038	(\$28)	\$124,418	\$115,000	\$9,418
Restaurant	\$20,000	\$1,226	\$1,050	\$176	\$23,048	\$20,000	\$3,048
Special Assessments - Operations	\$22,527	\$1,877	\$1,879	(\$2)	\$22,527	\$22,527	\$0
Miscellaneous Income	\$15,000	\$546	\$1,251	(\$705)	\$23,473	\$15,000	\$8,473
Total Revenues	\$1,814,917	\$83,358	\$96,443	(\$13,085)	\$1,764,662	\$1,814,917	(\$50,255)

<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,240	\$1,251	\$11	\$12,294	\$15,000	\$2,706
Telephone/Internet	\$5,500	\$393	\$459	\$66	\$5,267	\$5,500	\$233
Postage	\$450	\$0	\$38	\$38	\$1,705	\$450	(\$1,255)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$691	\$1,000	\$309
Utilities	\$5,000	\$517	\$417	(\$100)	\$5,611	\$5,000	(\$611)
Repairs & Maintenance	\$7,000	\$520	\$584	\$64	\$10,143	\$7,000	(\$3,143)
Advertising	\$45,000	\$3,406	\$3,753	\$347	\$40,453	\$45,000	\$4,547
Bank Charges	\$30,500	\$1,241	\$2,544	\$1,303	\$36,526	\$30,500	(\$6,026)
Office Supplies	\$1,500	\$317	\$125	(\$192)	\$5,202	\$1,500	(\$3,702)
Operating Supplies	\$8,500	\$75	\$709	\$634	\$4,461	\$8,500	\$4,039
Drugs, Licenses & Subscriptions	\$2,500	\$124	\$209	\$85	\$8,351	\$2,500	(\$5,851)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$517	\$200	(\$317)
Training, Education & Employee Relations	\$2,500	\$30	\$209	\$179	\$3,400	\$2,500	(\$900)
Contractual Security	\$5,000	\$837	\$417	(\$420)	\$2,550	\$5,000	\$2,450
IT Services	\$3,000	\$0	\$250	\$250	\$3,747	\$3,000	(\$747)
Total Golf Course Expenditures	\$132,650	\$8,699	\$11,063	\$2,365	\$140,917	\$132,650	(\$8,267)

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending September 30, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,680	\$845	\$489	(\$356)	\$10,392	\$9,680	(\$712)
Pest Control	\$1,800	\$95	\$91	(\$4)	\$1,130	\$1,800	\$670
Equipment Lease	\$1,100	\$98	\$56	(\$42)	\$1,037	\$1,100	\$63
Total Restaurant Expenditures	\$12,580	\$1,038	\$635	(\$403)	\$12,559	\$12,580	\$21

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Operation Expenditures</i>							
Salaries	\$233,200	\$16,968	\$19,433	\$2,465	\$204,709	\$233,200	\$28,491
Administrative Fee	\$16,543	\$1,555	\$1,379	(\$177)	\$18,093	\$16,543	(\$1,550)
FICA Expense	\$18,280	\$1,140	\$1,523	\$383	\$16,014	\$18,280	\$2,266
Health Insurance	\$506	\$80	\$42	(\$38)	\$678	\$506	(\$172)
Workers Compensation	\$4,684	\$622	\$390	(\$231)	\$5,730	\$4,684	(\$1,046)
Unemployment	\$10,726	\$697	\$894	\$197	\$8,862	\$10,726	\$1,864
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Utilities	\$20,500	\$1,777	\$1,708	(\$68)	\$22,000	\$20,500	(\$1,500)
Repairs	\$250	\$0	\$21	\$21	\$525	\$250	(\$275)
Pest Control	\$1,800	\$95	\$150	\$55	\$1,193	\$1,800	\$607
Supplies	\$3,000	\$571	\$250	(\$321)	\$13,329	\$3,000	(\$10,329)
Uniforms	\$1,500	\$49	\$125	\$76	\$530	\$1,500	\$970
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$26	\$2,000	\$1,974
Fuel	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Cart Lease	\$46,500	\$3,820	\$3,875	\$55	\$45,599	\$46,500	\$901
Cart Maintenance	\$4,000	\$412	\$333	(\$78)	\$3,653	\$4,000	\$347
Driving Range	\$10,000	\$0	\$833	\$833	\$4,488	\$10,000	\$5,512
Total Golf Operation Expenditures	\$374,489	\$27,786	\$31,206	\$3,421	\$345,428	\$374,489	\$29,061

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$5,375	\$6,417	\$1,041	\$82,919	\$77,000	(\$5,919)
Total Merchandise Sales	\$77,000	\$5,375	\$6,417	\$1,041	\$82,919	\$77,000	(\$5,919)

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending September 30, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$400,000	\$33,026	\$33,333	\$308	\$422,350	\$400,000	(\$22,350)
Administrative Fees	\$12,000	\$812	\$1,000	\$188	\$10,767	\$12,000	\$1,233
FICA Expense	\$30,600	\$2,453	\$2,550	\$97	\$30,495	\$30,600	\$105
Employee Insurance	\$52,157	\$2,752	\$4,346	\$1,595	\$45,723	\$52,157	\$6,434
Workers Compensation	\$7,840	\$896	\$653	(\$243)	\$11,314	\$7,840	(\$3,474)
Unemployment	\$7,000	\$151	\$583	\$432	\$6,986	\$7,000	\$14
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$420	\$420
Consulting Fees	\$6,000	\$500	\$500	\$0	\$6,000	\$6,000	\$0
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$814	\$4,000	\$3,186
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$2,500	\$2,500
Utilities/Water	\$26,200	\$2,100	\$2,183	\$83	\$27,332	\$26,200	(\$1,132)
Repairs	\$42,000	\$1,179	\$3,500	\$2,321	\$42,372	\$42,000	(\$372)
Fuel & Oil	\$45,000	\$3,143	\$3,750	\$607	\$35,882	\$45,000	\$9,118
Pest Control	\$1,500	\$77	\$125	\$48	\$904	\$1,500	\$596
Irrigation/Drainage	\$34,000	\$2,362	\$2,833	\$471	\$31,852	\$34,000	\$2,148
Sand and Topsoil	\$17,500	\$1,524	\$1,458	(\$66)	\$21,323	\$17,500	(\$3,823)
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$4,401	\$7,000	\$2,599
Fertilizer	\$130,000	\$9,655	\$10,833	\$1,179	\$124,424	\$130,000	\$5,576
Seed/Sod	\$14,000	\$314	\$1,167	\$853	\$12,462	\$14,000	\$1,538
Trash Removal	\$2,000	\$484	\$167	(\$318)	\$1,917	\$2,000	\$83
Contingency	\$6,000	\$0	\$500	\$500	\$4,522	\$6,000	\$1,478
First Aid	\$600	\$0	\$50	\$50	\$734	\$600	(\$134)
Office Supplies	\$500	\$0	\$42	\$42	\$854	\$500	(\$354)
Operating Supplies	\$18,000	\$417	\$1,500	\$1,083	\$5,795	\$18,000	\$12,205
Training	\$500	\$0	\$42	\$42	\$1,439	\$500	(\$939)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$84	\$1,500	\$1,416
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$1,000	\$1,000
Uniforms	\$10,500	\$871	\$875	\$4	\$8,446	\$10,500	\$2,054
Equipment Rental	\$2,500	\$0	\$208	\$208	\$414	\$2,500	\$2,086
Small Tools	\$160,000	\$13,473	\$13,333	(\$139)	\$161,619	\$160,000	(\$1,619)
	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Total Golf Course Maintenance	\$1,043,317	\$76,189	\$86,943	\$10,754	\$1,021,224	\$1,043,317	\$22,093

Vierra East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending September 30, 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	\$1,500	\$1,500
Arbitrage	\$600	\$0	\$50	\$50	\$450	\$600	\$150
Dissemination	\$1,000	\$83	\$83	\$0	\$1,000	\$1,000	\$0
Trustee Fees	\$3,750	\$361	\$313	(\$48)	\$4,089	\$3,750	(\$339)
Annual Audit	\$1,500	\$45	\$125	\$80	\$1,340	\$1,500	\$161
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$56,280	\$56,280	\$0
Insurance	\$75,000	\$5,390	\$6,250	\$860	\$64,819	\$75,000	\$10,181
Property Taxes	\$7,500	\$1,185	\$625	(\$560)	\$13,053	\$7,500	(\$5,553)
Total Administrative Expenditures	\$147,130	\$11,754	\$12,261	\$507	\$141,031	\$147,130	\$6,099
Renewal & Replacement	\$20,468	\$1,219	\$1,706	\$487	\$35,446	\$20,468	(\$14,978)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$20,468	\$1,219	\$1,706	\$487	\$35,446	\$20,468	(\$14,978)
Total Revenues	\$1,814,917	\$83,358	\$96,443	(\$13,085)	\$1,764,662	\$1,814,917	(\$50,255)
Total Expenditures	\$1,807,635	\$132,059	\$150,231	\$18,172	\$1,779,525	\$1,807,635	\$28,110
Operating Income (Loss)	\$7,283	(\$48,701)	(\$53,788)	\$5,087	(\$14,863)	\$7,283	(\$22,146)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$57,561	\$46,530	\$11,031	\$575,695	\$558,355	\$17,340
Interest Income	\$1,000	\$48	\$83	(\$35)	\$968	\$1,000	(\$32)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$171,638)	(\$14,303)	(\$14,303)	(\$0)	(\$171,638)	(\$171,638)	(\$0)
Principal Expense	(\$395,000)	(\$32,917)	(\$32,917)	(\$0)	(\$395,000)	(\$395,000)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,283)	\$10,389	(\$607)	\$10,996	\$10,026	(\$7,283)	\$17,308
Change in Net Assets	\$0	(\$38,312)	(\$54,395)	\$16,084	(\$4,837)	\$0	(\$4,837)
Beginning Net Assets	\$0	----	----	----	(\$1,733,879)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,738,716)	----	----

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	\$30,006	\$27,063	\$6,716	\$6,312	\$0	\$0	\$808,157
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$56,280
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	\$34,696	\$31,753	\$11,406	\$11,002	\$4,690	\$4,690	\$864,447

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Administrative Expenditures</i>													
Supervisors Fees	\$2,297	\$2,635	\$2,066	\$1,372	\$2,534	\$2,534	\$1,837	\$3,801	\$2,315	\$2,547	\$3,476	\$4,871	\$32,286
Engineering Fees	\$0	\$0	\$0	\$588	\$0	\$0	\$0	\$0	\$10,848	\$0	\$0	\$0	\$13,100
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650	\$0	\$0	\$0	\$6,053
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$543	\$543	\$543	\$543	\$543	\$543	\$543	\$6,134
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$147	\$147	\$5,711
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$2,500
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$100,440
Postage	\$104	\$119	\$43	\$24	\$34	\$43	\$31	\$78	\$42	\$62	\$4,286	\$35	\$4,901
Printing & Binding	\$65	\$36	\$73	\$54	\$94	\$41	\$47	\$48	\$153	\$338	\$127	\$127	\$1,339
Insurance- Liability	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$6,280
Legal Advertising	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Other Current Charges	\$82	\$56	\$89	\$22	\$30	\$46	\$40	\$402	\$38	\$43	\$113	\$61	\$1,023
Office Supplies	\$20	\$20	\$0	\$46	\$20	\$0	\$20	\$25	\$20	\$22	\$40	\$47	\$281
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$175
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$3,400
Total Administrative	\$13,060	\$13,553	\$12,762	\$12,597	\$13,204	\$13,232	\$12,543	\$14,921	\$24,632	\$13,580	\$18,351	\$24,381	\$186,817

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Operating Expenditures</i>													
Salaries	\$11,601	\$10,600	\$12,851	\$11,720	\$10,603	\$11,730	\$11,348	\$11,610	\$11,669	\$11,432	\$11,745	\$11,249	\$138,157
Administration Fee	\$125	\$117	\$142	\$129	\$117	\$129	\$125	\$129	\$137	\$134	\$137	\$133	\$1,555
FICA Expense	\$870	\$803	\$963	\$876	\$793	\$877	\$1,225	\$492	\$916	\$855	\$878	\$841	\$10,390
Health Insurance	\$701	\$886	\$592	\$624	\$796	\$648	\$648	\$648	\$648	\$648	\$648	\$648	\$8,135
Workers Compensation	\$289	\$290	\$351	\$320	\$290	\$321	\$449	\$563	\$570	\$312	\$321	\$307	\$4,383
Unemployment	\$0	\$0	\$0	\$699	\$26	\$141	(\$54)	\$142	\$0	\$0	\$0	\$0	\$954
Other Contractual	\$577	\$941	\$262	\$631	\$606	\$596	\$596	\$471	\$507	\$272	\$582	\$806	\$5,845
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	\$14,337	\$14,054	\$14,447	\$13,652	\$14,312	\$13,984	\$170,419

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	\$400	\$0	\$144	\$0	\$0	\$575	\$10,836	\$5,120	\$28,620
Water Management System	\$7,565	\$7,565	\$8,875	\$7,765	\$7,565	\$8,211	\$7,565	\$7,765	\$8,675	\$8,265	\$7,564	\$8,875	\$96,254
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	\$225	\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$1,502
Basin Repair	\$0	\$0	\$0	\$455	\$0	\$0	\$0	\$0	\$0	\$0	\$4,953	\$0	\$5,408
Total Maintenance	\$9,860	\$14,474	\$12,738	\$11,380	\$8,190	\$8,211	\$7,709	\$8,090	\$8,675	\$8,840	\$23,352	\$13,995	\$135,513

Grounds Maintenance Expenditures

Salaries	\$10,763	\$9,993	\$12,103	\$11,359	\$10,155	\$11,174	\$10,878	\$11,134	\$11,125	\$10,687	\$11,312	\$10,965	\$131,647
Administrative Fees	\$271	\$259	\$315	\$287	\$260	\$287	\$278	\$287	\$305	\$296	\$305	\$295	\$3,446
FICA	\$772	\$738	\$862	\$850	\$754	\$829	\$451	\$834	\$827	\$793	\$840	\$814	\$9,064
Health Insurance	\$827	\$638	\$915	\$1,328	\$1,486	\$426	\$1,230	\$1,223	\$1,264	\$1,264	\$1,264	\$1,251	\$13,116
Workers Compensation	\$293	\$273	\$331	\$277	\$331	\$305	\$186	\$304	\$303	\$292	\$309	\$299	\$3,398
Unemployment	\$20	\$19	\$23	\$754	\$494	\$333	\$14	\$92	\$64	\$21	\$22	\$21	\$1,877
Telephone	\$425	\$377	\$318	\$414	\$414	\$449	\$415	\$415	\$418	\$422	\$539	\$562	\$5,167
Utilities	\$406	\$379	\$373	\$326	\$352	\$383	\$383	\$480	\$598	\$390	\$423	\$429	\$4,923
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	\$135	\$135	\$135	\$135	\$135	\$135	\$1,618
Repairs	\$3,185	\$2,510	\$932	\$1,931	\$6,286	\$1,312	\$2,245	\$1,307	\$590	\$270	\$1,006	\$506	\$22,080
Fuel	\$1,347	\$918	\$1,688	\$1,116	\$1,038	\$630	\$2,003	\$2,101	\$663	\$2,071	\$607	\$1,381	\$15,564
Park Maintenance	\$142	\$693	\$300	\$31	\$18	\$306	\$163	\$163	\$155	\$163	\$171	\$156	\$2,460
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$244	\$0	\$0	\$0	\$300	\$223	\$0	\$253	\$0	\$198	\$0	\$0	\$1,802
Contingencies	\$0	\$5,346	\$37	\$0	\$0	\$0	\$0	\$0	\$88	\$0	\$0	\$0	\$5,471
Refuse	\$720	\$480	\$480	\$960	\$480	\$480	\$240	\$240	\$480	\$240	\$297	\$480	\$5,577
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$158	\$48	\$0	\$675	\$38	\$0	\$0	\$919
Uniforms	\$250	\$260	\$0	\$450	\$200	\$200	\$250	\$200	\$150	\$250	\$239	\$139	\$2,591
Fire Alarm System	\$129	\$129	\$137	\$0	\$139	\$139	\$1,273	\$171	\$759	\$171	\$0	\$0	\$3,633
Rain Bird Pump System	\$2,298	\$2,298	\$0	\$5,057	\$2,298	\$2,298	\$2,299	\$2,298	\$2,298	\$2,299	\$2,298	\$2,298	\$28,041
Maintenance Reserve- Transfer Out	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$7,823
Maintenance Reserve- Transfer Out (PY Excess)	\$9,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,000
Total Grounds Maintenance	\$117,363	\$26,097	\$21,587	\$25,875	\$25,738	\$20,719	\$23,143	\$22,289	\$21,250	\$21,432	\$20,418	\$115,972	\$461,885

Total Expenditures

	\$154,448	\$67,760	\$62,248	\$64,852	\$60,363	\$56,604	\$57,732	\$59,354	\$69,005	\$57,504	\$76,433	\$168,832	\$954,635
Excess Revenue/(Expenditures)	(\$149,758)	\$71,831	\$40,146	(\$35,329)	(\$41,407)	(\$46,570)	(\$23,035)	(\$27,601)	(\$57,599)	(\$46,502)	(\$71,743)	(\$163,642)	(\$90,486)

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	2,987	3,054	2,750	3,346	3,741	4,496	4,472	3,601	3,158	2,503	1,385	2,201	37,694
Member Rounds	597	640	645	761	676	793	741	598	498	490	263	418	7,120
Comp Rounds	241	289	333	336	246	317	348	251	201	172	122	171	3,027
EZ Links	325	401	358	332	251	384	256	312	203	203	110	136	3,273
GoldNow	149	183	265	152	128	150	151	84	51	104	58	43	1,518
<i>Revenue per Round</i>													
Paid Rounds	\$32	\$37	\$40	\$40	\$41	\$38	\$31	\$27	\$28	\$28	\$29	\$25	\$397

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues:</i>													
Greens Fees	\$96,077	\$111,965	\$109,258	\$133,011	\$153,726	\$173,044	\$139,476	\$98,053	\$89,869	\$70,159	\$40,646	\$54,060	\$1,269,343
Gift Cards - Sales	\$743	\$1,251	\$3,602	\$584	\$405	\$823	\$1,235	\$919	\$760	\$593	\$58	\$560	\$11,531
Gift Cards - Usage	(\$963)	(\$489)	(\$1,780)	(\$3,065)	(\$1,996)	(\$1,660)	(\$1,549)	(\$543)	(\$1,217)	(\$837)	(\$535)	(\$1,038)	(\$15,672)
Season Advance/Trail Fees	\$15,428	\$19,567	\$18,164	\$21,059	\$20,417	\$20,247	\$17,052	\$17,817	\$17,857	\$14,236	\$10,256	\$13,563	\$202,756
Associate Memberships	\$3,476	\$3,397	\$2,844	\$6,241	\$4,345	\$3,713	\$3,950	\$1,817	\$1,659	\$1,185	\$1,106	\$2,765	\$36,498
Driving Range	\$5,109	\$5,514	\$5,973	\$6,235	\$7,476	\$8,814	\$6,122	\$5,482	\$4,626	\$4,344	\$4,344	\$1,331	\$3,614
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175
Merchandise Sales	\$9,560	\$9,648	\$12,429	\$9,043	\$11,368	\$12,811	\$17,677	\$14,151	\$7,513	\$9,125	\$5,083	\$6,009	\$124,418
Restaurant	\$1,889	\$2,185	\$5,199	\$2,184	\$1,977	\$2,868	\$818	\$1,414	\$1,456	\$1,091	\$741	\$1,226	\$23,048
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$22,527
Miscellaneous Income	\$969	\$1,103	\$968	\$5,307	\$2,773	\$4,993	\$3,052	\$1,598	\$1,070	\$887	\$207	\$546	\$23,473
Total Revenues	\$134,341	\$156,193	\$158,710	\$182,651	\$202,542	\$227,705	\$189,885	\$139,850	\$125,646	\$102,834	\$60,947	\$83,358	\$1,764,662

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$513	\$1,132	\$764	\$1,225	\$970	\$408	\$772	\$1,442	\$1,313	\$1,441	\$1,073	\$1,240	\$12,294
Telephone/Internet	\$403	\$300	\$519	\$168	\$412	\$943	\$104	\$729	\$511	\$393	\$393	\$93	\$5,267
Postage	\$152	\$257	\$0	\$313	\$21	\$324	\$47	\$345	\$0	\$107	\$141	\$0	\$1,705
Printing & Binding	\$0	\$409	\$0	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$691
Utilities	\$368	\$397	\$281	\$681	\$477	\$791	\$387	\$486	\$146	\$700	\$379	\$517	\$5,611
Repairs & Maintenance	\$373	\$375	\$0	\$1,043	\$519	\$723	\$968	\$818	\$3,437	\$648	\$719	\$520	\$10,143
Advertising	\$4,843	\$3,044	\$4,819	\$3,841	\$2,765	\$2,507	\$3,901	\$2,622	\$2,464	\$1,523	\$4,716	\$3,406	\$40,453
Bank Charges	\$2,073	\$2,748	\$2,948	\$3,162	\$4,032	\$3,494	\$4,008	\$4,071	\$4,203	\$2,420	\$2,125	\$1,241	\$36,526
Office Supplies	\$1,074	\$752	\$612	\$857	\$84	\$212	\$521	\$245	\$0	\$153	\$377	\$317	\$5,202
Operating Supplies	\$427	\$811	\$406	\$717	\$235	\$144	\$433	\$251	\$592	\$148	\$224	\$75	\$4,461
Dues/Licenses & Subscriptions	\$663	\$13	\$585	\$0	\$4,317	\$380	\$315	\$350	\$536	\$867	\$200	\$124	\$8,351
Drug Testing - All Departments	\$0	\$0	\$92	\$0	\$47	\$0	\$47	\$142	\$0	\$0	\$0	\$0	\$517
Training, Education & Employee Relations	\$0	\$468	\$815	\$112	\$20	\$167	\$0	\$783	\$719	\$0	\$285	\$30	\$3,400
Contractual Security	\$169	\$112	\$112	\$112	\$112	\$112	\$112	\$74	\$112	\$266	\$418	\$837	\$3,400
IT Services	\$340	\$0	\$0	\$2,500	\$0	\$0	\$95	\$287	\$285	\$145	\$95	\$0	\$3,747
Total Golf Course Expenditures	\$11,399	\$10,818	\$11,954	\$15,013	\$14,011	\$10,205	\$11,711	\$12,643	\$14,319	\$8,813	\$11,335	\$8,699	\$140,917

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Restaurant Expenditures:</i>													
Utilities	\$863	\$814	\$645	\$1,130	\$888	\$1,011	\$509	\$1,000	\$940	\$879	\$869	\$845	\$10,392
Pest Control	\$91	\$91	\$91	\$91	\$95	\$95	\$95	\$95	\$99	\$95	\$95	\$95	\$1,130
Equipment Lease	\$94	\$94	\$94	\$94	\$92	\$94	\$94	\$0	\$94	\$94	\$96	\$98	\$1,037
Total Restaurant Expenditures	\$1,048	\$999	\$831	\$1,315	\$1,075	\$1,200	\$698	\$1,095	\$1,133	\$1,068	\$1,060	\$1,038	\$12,559

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Golf Operations:													
Salaries	\$17,491	\$16,181	\$18,525	\$18,670	\$14,506	\$19,605	\$19,356	\$18,226	\$16,997	\$16,173	\$12,011	\$16,968	\$204,709
Administrative Fee	\$1,320	\$1,338	\$1,625	\$1,482	\$1,290	\$1,534	\$1,507	\$1,557	\$1,650	\$1,583	\$1,650	\$1,555	\$18,093
FICA Expense	\$1,338	\$1,238	\$1,918	\$1,428	\$1,110	\$1,500	\$1,481	\$1,387	\$1,318	\$1,237	\$919	\$1,140	\$16,014
Health Insurance	\$38	\$38	\$38	\$38	\$38	\$54	\$36	\$203	\$15	\$67	\$80	\$80	\$678
Workers Compensation	\$478	\$442	\$696	\$510	\$396	\$536	\$286	\$286	\$442	\$442	\$328	\$622	\$5,730
Unemployment	\$559	\$512	\$500	\$1,188	\$841	\$913	\$825	\$848	\$783	\$740	\$456	\$697	\$8,862
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,575	\$1,666	\$1,678	\$2,197	\$1,768	\$2,471	\$1,662	\$2,165	\$1,658	\$1,716	\$1,668	\$1,777	\$22,000
Repairs	\$0	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Pest Control	\$158	\$91	\$91	\$91	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$1,193
Supplies	\$2,066	\$749	\$1,847	\$1,386	\$945	\$581	\$1,959	\$1,122	\$702	\$791	\$610	\$571	\$13,329
Uniforms	\$173	\$0	\$58	\$58	\$72	\$0	\$178	\$0	\$0	\$0	\$0	\$49	\$530
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$26
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	\$4,023	\$3,632	\$3,846	\$3,564	\$3,763	\$3,820	\$45,599
Cart Maintenance	\$215	\$0	\$24	\$707	\$436	\$147	\$0	\$474	\$871	\$260	\$108	\$412	\$3,653
Driving Range	\$0	\$0	\$0	\$365	(\$1,080)	\$0	\$732	\$0	\$880	\$2,809	\$782	\$0	\$4,488
Total Golf Operation Expenditures	\$29,196	\$26,747	\$30,923	\$31,623	\$24,167	\$31,406	\$32,408	\$29,995	\$29,280	\$29,477	\$22,421	\$27,786	\$345,428

Merchandise Sales:

Cost of Goods Sold	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$6,738	\$10,164	\$967	\$7,038	\$4,555	\$5,375	\$82,919
Total Merchandise Sales	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$6,738	\$10,164	\$967	\$7,038	\$4,555	\$5,375	\$82,919

Golf Course Maintenance:

Salaries	\$35,460	\$33,522	\$39,979	\$36,998	\$32,822	\$35,951	\$33,602	\$37,175	\$35,101	\$34,534	\$34,181	\$33,026	\$422,350
Administrative Fees	\$869	\$857	\$1,037	\$945	\$854	\$906	\$870	\$898	\$877	\$926	\$916	\$812	\$10,767
FICA Expense	\$2,555	\$2,491	\$2,379	\$2,651	\$2,354	\$2,574	\$2,404	\$2,762	\$2,788	\$2,547	\$2,539	\$2,453	\$30,495
Employee Insurance	\$5,490	\$3,508	\$4,709	\$4,397	\$4,469	\$5,275	\$4,085	\$3,218	\$2,819	\$3,647	\$1,355	\$2,752	\$45,723
Workers Compensation	\$963	\$915	\$901	\$1,009	\$896	\$980	\$915	\$1,012	\$956	\$940	\$932	\$896	\$11,314
Unemployment	\$85	\$0	\$0	\$2,390	\$1,353	\$1,360	\$488	\$370	\$216	\$151	\$312	\$0	\$6,986
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Fire Alarm System	\$129	\$86	\$97	\$86	\$86	\$86	\$86	\$86	\$72	\$0	\$0	\$0	\$814
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	\$580	\$3,929	\$3,309	\$2,187	\$2,330	\$2,100	\$27,332
Repairs	\$5,044	\$5,146	\$2,356	\$4,479	\$3,689	\$3,586	\$4,599	\$3,920	\$1,655	\$3,524	\$3,194	\$1,179	\$42,372
Fuel & Oil	\$2,735	\$3,391	\$2,683	\$2,267	\$2,577	\$1,339	\$4,337	\$5,025	\$1,347	\$4,204	\$3,055	\$3,143	\$35,882
Pest Control	\$67	\$74	\$74	\$74	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$904
Irrigation/Drainage	\$1,522	\$1,628	\$1,773	\$3,365	\$3,399	\$2,876	\$3,594	\$2,471	\$2,396	\$3,501	\$2,965	\$2,362	\$31,852
Sand and Topsoil	\$5,419	\$2,208	\$934	\$1,204	\$2,174	\$2,174	\$1,135	\$3,971	\$857	\$383	\$1,116	\$1,524	\$21,323
Flower/Mulch	\$0	\$0	\$142	\$0	\$1,995	\$581	\$1,657	\$0	\$0	\$27	\$0	\$0	\$4,401
Fertilizer	\$7,561	\$13,172	\$7,722	\$6,311	\$8,054	\$8,700	\$14,520	\$13,218	\$12,521	\$13,005	\$9,987	\$9,655	\$124,424
Seed/Sod	\$1,579	\$1,579	\$1,579	\$3,01	\$1,579	\$1,579	\$1,579	\$0	\$471	\$314	\$314	\$314	\$12,462
Trash Removal	\$1,38	\$0	\$162	\$301	\$138	\$0	\$138	\$138	\$138	\$138	\$138	\$138	\$1,917
Contingency	\$1,800	\$0	\$562	\$1,510	\$0	\$0	\$650	\$0	\$0	\$110	\$0	\$0	\$4,522
First Aid	\$169	\$0	\$0	\$42	\$0	\$0	\$225	\$22	\$0	\$0	\$165	\$0	\$734
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	\$241	\$527	\$376	(\$492)	\$445	\$0	\$5,795
Training	\$0	\$0	\$523	\$0	\$486	\$0	\$241	\$0	\$236	\$0	\$445	\$0	\$1,439
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	\$761	\$815	\$625	\$784	\$756	\$871	\$8,446
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	\$14,802	\$12,547	\$13,225	\$13,646	\$12,579	\$13,473	\$161,619
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$90,347	\$85,139	\$84,803	\$88,437	\$82,347	\$85,550	\$92,086	\$92,682	\$80,673	\$85,117	\$77,855	\$76,189	\$1,021,224

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Administrative Expenditures:</i>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$450
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Trustee Fees	\$313	\$313	\$313	\$313	\$313	\$361	\$361	\$361	\$361	\$361	\$361	\$361	\$4,089
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1340	\$45	\$1,340
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$56,280
Insurance	\$5,390	\$5,390	\$5,390	\$5,390	\$5,390	\$5,461	\$5,390	\$5,390	\$5,462	\$5,390	\$5,390	\$5,390	\$64,819
Property Taxes	\$601	\$601	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$13,053
Total Administrative Expenditures	\$11,252	\$11,252	\$11,836	\$11,836	\$11,836	\$11,955	\$11,884	\$11,884	\$11,956	\$11,834	\$11,754	\$11,754	\$141,031
<i>Reserves:</i>													
Renewal & Replacement	\$1,820	\$2,687	\$3,124	\$3,174	\$3,653	\$4,051	\$4,554	\$3,798	\$2,797	\$2,513	\$2,057	\$1,219	\$35,446
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	\$4,554	\$3,798	\$2,797	\$2,513	\$2,057	\$1,219	\$35,446
Total Revenues	\$134,341	\$156,193	\$158,710	\$182,651	\$202,542	\$227,705	\$189,885	\$139,850	\$125,646	\$102,834	\$60,947	\$83,358	\$1,764,662
Total Expenditures	\$152,921	\$143,341	\$152,413	\$159,855	\$144,497	\$154,081	\$160,079	\$162,259	\$141,124	\$145,860	\$131,036	\$132,059	\$1,779,525
Operating Income (Loss)	(\$18,581)	\$12,852	\$6,297	\$22,797	\$58,045	\$73,624	\$29,806	(\$22,409)	(\$15,478)	(\$43,025)	(\$70,089)	(\$48,701)	(\$14,863)
<i>Non Operating Revenues/Expenditures:</i>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$39,894	\$39,894	\$39,894	\$61,715	\$57,561	\$57,561	\$575,695
Interest Income	\$91	\$94	\$70	\$289	\$72	\$65	\$72	\$29	\$8	\$70	\$60	\$48	\$968
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)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$171,638)
Principal Expense	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$395,000)
Total Non Operating Revenues/(Expenditures)	(\$599)	(\$596)	(\$620)	(\$402)	(\$618)	(\$625)	(\$7,255)	(\$7,297)	(\$7,318)	\$14,565	\$10,402	\$10,389	\$10,056
Net Non Operating Income / (Loss)	(\$19,180)	\$12,256	\$5,676	\$22,395	\$57,427	\$72,999	\$22,552	(\$29,706)	(\$22,796)	(\$28,460)	(\$59,688)	(\$38,312)	(\$4,837)

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	\$17,677	\$14,151	\$7,513	\$9,125	\$5,083	\$6,009	\$124,418
Total Revenues	\$9,560	\$9,648	\$12,429	\$9,043	\$11,368	\$12,811	\$17,677	\$14,151	\$7,513	\$9,125	\$5,083	\$6,009	\$124,418
<i>Expenditures</i>													
Cost of Goods Sold	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$6,738	\$10,164	\$967	\$7,038	\$4,555	\$5,375	\$82,919
Total Expenditures	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$6,738	\$10,164	\$967	\$7,038	\$4,555	\$5,375	\$82,919
Operating Income (Loss)	\$1,700	\$3,948	\$3,487	\$586	\$3,959	\$3,097	\$10,939	\$3,987	\$6,547	\$2,087	\$528	\$634	\$41,499

**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)
Less: May 1, 2019 Principal	(\$1,910,000)
Current Bonds Outstanding	\$6,425,000

(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:	\$280,513
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Less: May 1, 2018 Principal	(\$380,000)
Less: May 1, 2019 Principal	(\$395,000)
Current Bonds Outstanding	\$3,305,000

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

	Actuals 9/30/18	Actuals 9/30/19	Variance	Year to Date 9/30/18	Year to Date 9/30/19	Variance
<i>Revenues:</i>						
Greens Fees	\$57,851	\$ 54,060	\$ (3,791)	\$1,283,346	\$ 1,269,343	\$ (14,002)
Gift Cards - Sales	\$875	\$ 560	\$ (315)	\$12,731	\$ 11,531	\$ (1,200)
Gift Cards - Usage	(\$1,652)	\$ (1,038)	\$ 615	(\$19,303)	\$ (15,672)	\$ 3,631
Season Advance/Trail Fees	\$13,907	\$ 13,563	\$ (344)	\$185,782	\$ 202,756	\$ 16,974
Associate Memberships	\$2,133	\$ 2,765	\$ 632	\$34,918	\$ 36,498	\$ 1,580
Driving Range	\$5,022	\$ 3,614	\$ (1,408)	\$76,279	\$ 64,639	\$ (11,640)
Golf Lessons	\$175	\$ 175	\$ -	\$2,100	\$ 2,100	\$ -
Merchandise Sales	\$8,765	\$ 6,009	\$ (2,755)	\$133,144	\$ 124,418	\$ (8,726)
Restaurant	\$1,563	\$ 1,226	\$ (337)	\$23,108	\$ 23,048	\$ (60)
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$22,527	\$ 22,527	\$ -
Miscellaneous Income	\$506	\$ 546	\$ 41	\$15,320	\$ 23,473	\$ 8,153
Total Revenues	\$ 91,022	\$ 83,358	\$ (7,664)	\$ 1,769,952	\$ 1,764,662	\$ (5,291)
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 12,230	\$ 8,699	\$ 3,532	\$ 145,753	\$ 140,917	\$ 4,836
Restaurant	\$ 304	\$ 1,038	\$ (734)	\$ 10,243	\$ 12,559	\$ (2,316)
Golf Operations	\$ 26,005	\$ 27,786	\$ (1,780)	\$ 335,685	\$ 345,428	\$ (9,743)
Merchandise Sales	\$ 302	\$ 5,375	\$ (5,074)	\$ 84,601	\$ 82,919	\$ 1,681
Golf Course Maintenance	\$ 81,546	\$ 76,189	\$ 5,357	\$ 991,561	\$ 1,021,224	\$ (29,663)
Administrative	\$ 12,920	\$ 11,754	\$ 1,167	\$ 146,998	\$ 141,031	\$ 5,967
Reserves	\$ 2,582	\$ 1,219	\$ 1,363	\$ 35,136	\$ 35,446	\$ (311)
Total Expenditures	\$ 135,890	\$ 132,059	\$ 3,831	\$ 1,749,976	\$ 1,779,525	\$ (29,549)
Operating Income/(Loss)	\$ (44,868)	\$ (48,701)	\$ (3,834)	\$ 19,977	\$ (14,863)	\$ (34,840)

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

PY - PREVIOUS YEAR

<u>Rounds of Golf</u>	Monthly		Year to Date	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	289	10%	6,112	12%
Rounds of Golf- CDD Resident	444	15%	8,477	16%
Rounds of Golf - Public	1,496	50%	22,734	43%
Rounds of Golf- Tournaments	-	0%	1,297	2%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	(29)	-1%	888	-2%
Total Paid Rounds	2,200		37,732	
<u>Member Rounds</u>				
Rounds of Golf - Members	418	14%	7,150	14%
Total Member Rounds	418		7,150	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	115	4%	1,560	3%
Rounds of Golf- Other Comp	56	2%	1,583	3%
Total Comp Rounds	171		3,143	
<u>EZ Links/Golf Now</u>	180	6%	4,726	9%
TOTAL ROUNDS OF GOLF	2,969	100%	52,751	100%

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
388	5,688	(99)	424
452	9,116	(8)	(639)
1,655	20,098	(159)	2,636
66	1,349	(66)	(52)
0	0	0	0
(46)	(911)	17	23
2,515	35,340	(315)	2,392
457	6,699	(39)	451
457	6,699	(39)	451
128	1,699	(13)	(139)
0	1,624	56	(41)
128	3,323	43	(180)
488	7,172	(308)	(2,446)
3,588	52,534	(619)	217

<u>Revenues</u>	Monthly		Year to Date	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$8,994	15%	\$217,161	17%
Rounds of Golf- CDD Resident	\$11,166	18%	\$244,403	19%
Rounds of Golf - Public	\$39,538	65%	\$704,542	55%
Rounds of Golf - Golf Now / EZ Links	\$1,356	2%	\$83,543	7%
Rounds of Golf- Tournaments	\$0	0%	\$43,294	3%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$437)	-1%	(\$20,677)	-2%
TOTAL GREENS FEE REVENUE	\$60,617	100%	\$1,272,266	100%

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$12,273	\$200,948	(\$3,279)	\$16,213
\$11,315	\$265,247	(\$149)	(\$20,844)
\$36,947	\$638,272	\$2,591	\$66,270
\$9,145	\$153,870	(\$7,789)	(\$70,327)
\$1,225	\$43,937	(\$1,225)	(\$643)
\$0	\$0	\$0	\$0
(\$884)	(\$19,904)	\$447	(\$773)
\$70,021	\$1,282,370	(\$9,404)	(\$10,104)

<u>Average \$ per Round of Golf</u>	Monthly	Year to Date
<u>Average \$ per round of Golf</u>		
Rounds of Golf- Associate Member	\$31.12	\$35.53
Rounds of Golf- CDD Resident	\$25.15	\$28.83
Rounds of Golf - Public	\$26.43	\$30.99
Rounds of Golf - Golf Now / EZ Links	\$7.53	\$17.68
Rounds of Golf- Tournaments	#DIV/0!	\$33.38
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$15.07	\$23.28
TOTAL - Average \$ per round of Golf	\$27.55	\$33.72

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$31.63	\$35.33	(\$0.51)	\$0.20
\$25.03	\$29.10	\$0.12	(\$0.27)
\$22.32	\$31.76	\$4.10	(\$0.77)
\$18.74	\$21.45	(\$11.21)	(\$3.78)
\$18.56	\$32.57	#DIV/0!	\$0.81
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$19.22	\$21.85	(\$4.15)	\$1.44
\$27.84	\$36.29	(\$0.29)	(\$2.57)

	Monthly	Year to Date
Membership Revenue	\$13,562	\$203,533
Average \$ per round of Golf	\$32.44	\$28.47

PY Monthly	PY Year to Date	Vs. PY Monthly	Vs. PY Year to Date
\$13,907	\$185,369	(\$345)	\$18,164
\$30.43	\$27.67	\$2.01	\$0.79