



**Viera East
Community Development
District**

Unaudited Financial Reporting

January 31, 2020



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Viera East
Community Development District
 Combined Balance Sheet
 January 31, 2020

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	\$674,015	\$6,672	---	\$596,338	\$1,277,026
Accounts Receivable	---	---	---	\$1,308	\$1,308
Rent Receivable	---	---	---	\$1,327	\$1,327
Due From Golf Course	\$44,309	---	---	---	\$44,309
Due From General Fund	---	---	\$57,817	\$42,430	\$100,247
Due From Capital Reserve	---	---	---	\$837	\$837
Due from Debt Service	\$12,378	---	---	\$44,743	\$57,121
Due from Other	---	---	---	\$2,678	\$2,678
Due from Capital Projects	---	---	---	\$750	\$750
Inventory - Pro Shop	---	---	---	\$108,908	\$108,908
<i>Investments:</i>					
State Board	---	\$259,058	---	---	\$259,058
Benefit Assessment- Series 2012	---	---	---	\$3,869	\$3,869
Reserve - Series 2012	---	---	---	\$280,272	\$280,272
Bond Service 2006	---	---	\$2,439,072	---	\$2,439,072
Improvements (Net of Depreciation)	---	---	---	\$1,189,988	\$1,189,988
Prepaid Expenses- Operations	\$9,074	---	---	\$141,875	\$150,948
Total Assets	\$739,775	\$265,730	\$2,496,890	\$2,415,324	\$5,917,719
<i>Liabilities</i>					
Accounts Payable	\$8,932	---	---	\$8,405	\$17,337
Accrued Expenses	\$16,484	---	---	\$5,962	\$22,446
Deferred Revenue- Season Advance	---	---	---	\$128,220	\$128,220
Deferred Revenue- Special Assessments O&M	---	---	---	\$15,018	\$15,018
Deferred Revenue- Special Assessments Debt	---	---	---	\$310,292	\$310,292
Deposit-Divots Grill	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$12,378	\$44,309	\$56,686
Accrued Interest Payable	---	---	---	\$45,379	\$45,379
Accrued Principal Payable	---	---	---	\$136,667	\$136,667
Sales Tax Payable	---	---	---	\$17,303	\$17,303
Event Deposits	---	---	---	(\$3,575)	(\$3,575)
Due to Golf Course	\$42,430	\$837	\$44,743	---	\$88,010
Due to Debt Service	\$57,817	---	---	---	\$57,817
Accrued Payroll Payable	\$9,669	---	---	\$23,324	\$32,993
Bonds Payable - Series 2012	---	---	---	\$3,305,000	\$3,305,000
Bond Discount	---	---	---	(\$18,220)	(\$18,220)
Deferred Loss	---	---	---	(\$187,085)	(\$187,085)
<i>Fund Equity</i>					
Net Assets	---	---	---	(\$1,417,674)	(\$1,417,674)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$9,074	---	---	---	\$9,074
Unassigned	\$419,369	---	---	---	\$419,369
Assigned- Capital Reserve Fund	---	\$264,894	---	---	\$264,894
Restricted for Debt Service	---	---	\$2,439,769	---	\$2,439,769
Total Liabilities, Fund Equity, Other	\$739,775	\$265,730	\$2,496,890	\$2,415,324	\$5,917,719

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending January 31, 2020

	Adopted Budget	Prorated Budget 1/31/20	Actual 1/31/20	Variance
<i>Revenues</i>				
Maintenance Assessments	\$808,157	\$721,975	\$721,975	\$0
Golf Course Administrative Services	\$56,280	\$18,760	\$18,760	\$0
Interest Income	\$100	\$33	\$0	(\$33)
Total Revenues	\$864,536	\$740,769	\$740,735	(\$33)

Administrative Expenditures

Supervisors Fees	\$30,496	\$10,165	\$6,583	\$3,582
Engineering Fees	\$5,000	\$1,667	\$480	\$1,187
Attorney's Fees	\$5,000	\$1,667	\$2,404	(\$737)
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	\$772	(\$272)
Printing & Binding	\$2,500	\$833	\$690	\$143
Insurance- Liability	\$7,293	\$2,431	\$2,265	\$166
Legal Advertising	\$2,500	\$833	\$0	\$833
Other Current Charges	\$1,500	\$500	\$174	\$326
Office Supplies	\$3,000	\$1,000	\$102	\$898
Dues & Licenses	\$175	\$58	\$59	(\$1)
Information Technology	\$3,400	\$1,133	\$1,133	\$0
Total Administrative	\$178,404	\$59,468	\$53,343	\$6,126

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending January 31, 2020

	Adopted Budget	Prorated Budget 1/31/20	Actual 1/31/20	Variance
<i><u>Operating Expenditures</u></i>				
Salaries	\$141,817	\$47,272	\$48,396	(\$1,123)
Administrative Fee	\$1,566	\$522	\$549	(\$27)
FICA Expense	\$10,849	\$3,616	\$3,461	\$156
Employee Insurance	\$8,551	\$2,850	\$5,348	(\$2,498)
Workers Compensation	\$2,780	\$927	\$1,322	(\$395)
Unemployment	\$853	\$284	\$546	(\$262)
Other Contractual	\$7,000	\$2,333	\$2,740	(\$406)
Training	\$500	\$167	\$0	\$167
Uniforms	\$500	\$167	\$0	\$167
Total Operating	\$174,416	\$58,139	\$62,361	(\$4,222)

Maintenance Expenditures

Canal Maintenance	\$14,000	\$4,667	\$0	\$4,667
Lake Bank Restoration	\$60,000	\$55,950	\$55,950	\$0
Environmental Services	\$20,000	\$6,667	\$2,940	\$3,727
Water Management System	\$99,000	\$33,000	\$33,320	(\$320)
Control Burns	\$15,000	\$5,000	\$0	\$5,000
Contingencies	\$5,000	\$1,667	\$985	\$682
Fire Line Maintenance	\$5,000	\$1,667	\$0	\$1,667
Basin Repair	\$4,000	\$1,333	\$0	\$1,333
Total Maintenance	\$222,000	\$109,950	\$93,195	\$16,755

Viera East
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2020

	Adopted Budget	Prorated Budget 1/31/20	Actual 1/31/20	Variance
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Grounds Maintenance Expenditures

Salaries	\$154,278	\$51,426	\$45,558	\$5,868
Administrative Fees	\$3,695	\$1,232	\$1,219	\$13
FICA	\$11,802	\$3,934	\$3,387	\$547
Health Insurance	\$16,867	\$5,622	\$5,319	\$303
Workers Compensation	\$3,024	\$1,008	\$1,244	(\$236)
Unemployment	\$2,120	\$707	\$902	(\$196)
Telephone	\$5,000	\$1,667	\$2,014	(\$347)
Utilities	\$5,000	\$1,667	\$2,155	(\$489)
Property Appraiser	\$1,990	\$1,990	\$1,988	\$3
Insurance	\$1,395	\$465	\$504	(\$39)
Repairs	\$12,000	\$4,000	\$10,625	(\$6,625)
Fuel	\$7,500	\$2,500	\$4,829	(\$2,329)
Park Maintenance	\$3,000	\$1,000	\$0	\$1,000
Sidewalk Maintenance	\$5,000	\$5,000	\$11,118	(\$6,118)
Chemicals	\$5,000	\$1,667	\$979	\$688
Contingencies	\$5,000	\$1,667	\$735	\$932
Refuse	\$8,000	\$2,667	\$1,746	\$920
Office Supplies	\$750	\$250	\$0	\$250
Uniforms	\$3,000	\$1,000	\$837	\$163
Fire Alarm System	\$4,000	\$1,333	\$682	\$651
Rain Bird Pump System	\$27,576	\$9,192	\$9,194	(\$2)
Maintenance Reserve - Transfer Out	\$3,719	\$1,240	\$1,240	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$289,716	\$101,232	\$106,274	(\$5,043)
Total Expenditures	\$864,536	\$328,789	\$315,174	\$13,615
Excess Revenue/(Expenditures)	\$0	\$425,562		
Beginning Fund Balance	\$0			\$178,881
Ending Fund Balance	\$0			\$604,443

Viera East
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2020

	Adopted Budget	Prorated Budget 1/31/20	Actual 1/31/20	Variance
<u>Revenues</u>				
Interest Income	\$2,500	\$833	\$1,849	\$1,016
Reserve Funding - Transfer In (General)	\$3,719	\$1,240	\$1,240	\$0
Reserve Funding - Transfer In (Golf)	\$7,940	\$2,647	\$9,449	\$6,802
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
Total Revenues	\$14,159	\$4,720	\$12,537	\$7,818
<u>Expenditures</u>				
Capital Outlay	\$100,000	\$96,790	\$96,790	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$96,790	\$96,790	\$0
Excess Revenues/(Expenditures)	(\$110,841)		(\$84,252)	
Beginning Fund Balance	\$283,792		\$349,146	
Ending Fund Balance	\$172,950		\$264,894	

Viera East Community Development District

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending January 31, 2020

Check Date	Vendor	Detail	Amount
Capital Outlay			
<i>FY2020</i>			
11/26/19	Shutts & Bowen LLP	Litigation Services	\$ 53,245.50
11/27/19	Shutts & Bowen LLP	Litigation Services	\$ 35,152.53
11/27/19	Fishkind Litigation Services	Market Stufy For VE	\$ 2,500.00
11/30/19	Regions Bank	Wire Fee	\$ 15.00
12/12/19	Leeland's Tree Service	Landscaping	\$ 5,025.00
12/31/19	Regions Bank	Wire Fee	\$ 15.00
1/23/20	Landscape Depot of Brevard Inc	Landscaping	\$ 836.78
Total			<u>\$ 96,789.81</u>

Viera East

Community Development District

Debt Service Fund

Statement of Revenues & Expenditures

For Period Ending January 31, 2020

	Adopted Budget	Prorated Budget 1/31/20	Actual 1/31/20	Variance
Revenues				
Special Assessments	\$2,423,170	\$2,164,764	\$2,164,764	\$0
Interest Income	\$1,500	\$500	\$355	(\$145)
Total Revenues	\$2,424,670	\$2,165,264	\$2,165,119	(\$145)
Expenditures				
<u>Series 2006</u>				
Interest-11/1	\$184,719	\$184,719	\$184,719	\$0
Interest-5/1	\$184,719	\$0	\$0	\$0
Principal-5/1	\$2,020,000	\$0	\$0	\$0
Other Debt Service Costs	\$46,873	\$0	\$0	\$0
Total Expenditures	\$2,436,311	\$184,719	\$184,719	\$0
Excess Revenues/(Expenditures)	(\$11,641)		\$1,980,401	
Beginning Fund Balance	\$466,966		\$459,368	
Ending Fund Balance	\$455,326		\$2,439,769	

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2020

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	3,054	3,391	(337)	10,650	10,769	(119)
Member Rounds	10,000	955	962	(7)	2,742	3,055	(313)
Comp Rounds	3,000	380	289	91	1,018	917	102
FZ/Links	3,000	302	289	13	895	850	45
GolfNow	2,000	196	192	4	613	611	2
Total Memberships	60	17	-	17	44	60	(16)
<i>Revenue per Round</i>							
Paid Rounds	\$41	\$44	\$43	\$1	\$38	\$46	(\$7)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,460,610	\$135,425	\$146,061	(\$10,636)	\$407,815	\$492,226	(\$84,411)
Gift Cards - Sales	\$25,000	\$371	\$2,500	(\$2,129)	\$3,281	\$8,425	(\$5,144)
Gift Cards - Usage	(\$25,000)	(\$2,432)	(\$2,500)	\$68	(\$5,187)	(\$8,425)	\$3,238
Season Advance/Trail Fees	\$210,000	\$19,936	\$21,000	(\$1,064)	\$7,062	\$70,770	(\$128)
Associate Memberships	\$42,000	\$8,216	\$4,200	\$4,016	\$18,012	\$14,154	\$3,858
Driving Range	\$80,000	\$7,698	\$8,000	(\$302)	\$21,271	\$26,960	(\$5,689)
Golf Lessons	\$2,100	\$175	\$210	(\$35)	\$700	\$708	(\$8)
Merchandise Sales	\$115,000	\$8,375	\$11,500	(\$3,125)	\$34,252	\$38,755	(\$4,503)
Restaurant	\$20,000	\$2,027	\$2,000	\$27	\$7,899	\$6,740	\$1,159
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$7,509	\$7,506	\$3
Miscellaneous Income	\$15,000	\$2,330	\$1,250	\$1,080	\$6,945	\$4,998	\$1,947
Total Revenues	\$1,967,237	\$183,998	\$196,097	(\$12,099)	\$573,138	\$662,816	(\$89,678)
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,403	\$1,250	(\$153)	\$5,542	\$4,998	(\$544)
Telephone/Internet	\$5,500	\$393	\$458	\$65	\$1,468	\$1,833	\$364
Postage	\$1,500	\$0	\$125	\$125	\$6,201	\$500	(\$5,701)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$333	\$333
Utilities	\$5,000	\$517	\$417	(\$101)	\$1,956	\$1,666	(\$290)
Repairs & Maintenance	\$7,000	\$250	\$583	\$333	\$673	\$2,332	\$1,659
Advertising	\$45,000	\$2,987	\$3,749	\$762	\$13,037	\$14,994	\$1,957
Bank Charges	\$30,500	\$2,653	\$2,541	\$113	\$9,644	\$10,163	\$518
Office Supplies	\$4,000	\$120	\$333	\$213	\$913	\$1,333	\$420
Operating Supplies	\$5,000	\$499	\$417	(\$83)	\$1,049	\$1,666	\$617
Dues, Licenses & Subscriptions	\$8,000	\$100	\$66	\$566	\$400	\$2,666	\$2,266
Drug Testing - All Departments	\$200	\$47	\$17	(\$31)	\$189	\$67	(\$122)
Training, Education & Employee Relations	\$3,000	\$165	\$250	\$85	\$2,618	\$1,000	(\$1,618)
Contractual Security	\$3,000	\$196	\$250	\$54	\$442	\$1,000	\$558
IT Services	\$3,000	\$0	\$250	\$250	\$0	\$1,000	\$1,000
Total Golf Course Expenditures	\$136,700	\$9,331	\$11,387	\$2,056	\$44,133	\$45,548	\$1,415

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2020

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$10,500	\$686	\$1,010	\$324	\$2,922	\$3,208	\$286
Pest Control	\$1,200	\$95	\$115	\$20	\$380	\$367	(\$14)
Equipment Lease	\$1,100	\$98	\$106	\$8	\$391	\$336	(\$55)
Total Restaurant Expenditures	\$12,800	\$879	\$1,231	\$353	\$3,693	\$3,910	\$217

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Operation Expenditures</i>							
Salaries	\$237,500	\$19,181	\$19,791	\$610	\$70,455	\$79,164	\$8,708
Administrative Fee	\$17,793	\$1,754	\$1,483	(\$272)	\$6,883	\$5,931	(\$952)
FICA Expense	\$18,781	\$1,467	\$1,565	\$98	\$5,378	\$6,260	\$882
Health Insurance	\$707	\$54	\$59	\$5	\$207	\$236	\$29
Workers Compensation	\$4,812	\$524	\$401	(\$123)	\$1,964	\$1,604	(\$360)
Unemployment	\$12,786	\$1,264	\$1,065	(\$199)	\$2,996	\$4,262	\$1,266
Golf Printing	\$2,200	\$402	\$183	(\$219)	\$1,206	\$733	(\$472)
Utilities	\$22,500	\$1,436	\$1,875	\$439	\$6,418	\$7,500	\$1,082
Repairs	\$250	\$0	\$21	\$21	\$0	\$83	\$83
Pest Control	\$1,200	\$95	\$100	\$5	\$380	\$400	\$20
Supplies	\$8,000	\$1,689	\$667	(\$1,023)	\$4,285	\$2,667	(\$1,618)
Uniforms	\$1,500	\$0	\$125	\$125	\$1,778	\$500	(\$1,278)
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$260	\$667	\$407
Fuel	\$500	\$0	\$42	\$42	\$0	\$167	\$167
Cart Lease	\$90,753	\$6,961	\$7,563	\$602	\$16,537	\$30,251	\$13,714
Cart Maintenance	\$4,000	\$1,392	\$333	(\$1,058)	\$3,075	\$1,333	(\$1,742)
Driving Range	\$10,000	\$3,174	\$833	(\$2,340)	\$3,174	\$3,333	\$160
Total Golf Operation Expenditures	\$435,282	\$39,394	\$36,273	(\$3,122)	\$124,995	\$145,090	\$20,095

<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$7,960	\$6,417	(\$1,543)	\$23,522	\$25,667	\$2,144
Total Merchandise Sales	\$77,000	\$7,960	\$6,417	(\$1,543)	\$23,522	\$25,667	\$2,144

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2020

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$470,000	\$37,480	\$39,167	\$1,687	\$143,492	\$156,667	\$13,174
Administrative Fees	\$11,867	\$932	\$989	\$57	\$3,645	\$3,956	\$310
FICA Expense	\$36,060	\$2,776	\$3,005	\$229	\$10,677	\$12,020	\$1,343
Employee Insurance	\$58,245	\$3,672	\$4,854	\$1,182	\$14,575	\$19,415	\$4,840
Workers Compensation	\$11,316	\$1,022	\$943	(\$79)	\$3,912	\$3,772	(\$140)
Unemployment	\$7,857	\$2,488	\$655	(\$1,833)	\$2,941	\$2,619	(\$322)
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	\$171	\$333	\$163	\$727	\$1,333	\$606
Telephone/Internet	\$500	\$0	\$42	\$42	\$0	\$167	\$167
Utilities/Water	\$26,200	\$1,886	\$2,183	\$297	\$8,458	\$8,733	\$275
Repairs	\$48,000	\$3,449	\$4,000	\$551	\$11,893	\$16,000	\$4,107
Fuel & Oil	\$40,000	\$2,297	\$3,333	\$1,036	\$10,099	\$13,333	\$3,234
Pest Control	\$1,000	\$77	\$83	\$6	\$58	\$333	(\$225)
Irrigation/Drainage	\$30,000	\$1,540	\$2,500	\$960	\$5,128	\$10,000	\$4,872
Sand and Topsoil	\$26,500	\$954	\$2,208	\$1,254	\$1,391	\$8,833	\$7,443
Flower/Mulch	\$7,000	\$1,185	\$583	(\$602)	\$4,253	\$2,333	(\$1,920)
Fertilizer	\$139,000	\$11,834	\$11,583	(\$250)	\$27,543	\$46,333	\$18,790
Seed/Sod	\$16,500	\$1,244	\$1,375	\$131	\$2,837	\$5,500	\$2,663
Trash Removal	\$2,000	\$282	\$167	(\$115)	\$704	\$667	(\$37)
Contingency	\$6,000	\$536	\$500	(\$36)	\$1,071	\$2,000	\$929
First Aid	\$600	\$160	\$50	(\$110)	\$360	\$200	(\$160)
Office Supplies	\$1,000	\$0	\$83	\$83	\$0	\$333	\$333
Operating Supplies	\$17,500	\$0	\$1,458	\$1,458	\$3,12	\$5,833	\$5,522
Training	\$500	\$0	\$42	\$42	\$223	\$167	(\$57)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$0	\$500	\$500
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$333	\$333
Uniforms	\$8,500	\$560	\$708	\$148	\$2,927	\$2,833	(\$94)
Equipment Rental	\$2,500	\$0	\$208	\$208	\$0	\$833	\$833
Equipment Lease	\$163,000	\$15,323	\$13,583	(\$1,740)	\$6,2815	\$54,333	(\$8,482)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$167	\$167
Total Golf Course Maintenance	\$1,145,065	\$90,366	\$95,422	\$5,056	\$322,543	\$381,688	\$59,145

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2020

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$531	\$125	(\$406)	\$835	\$500	(\$335)
Arbitrage	\$600	\$50	\$50	\$0	\$200	\$200	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$333	\$333	\$0
Trustee Fees	\$4,100	\$342	\$342	(\$0)	\$1,367	\$1,367	(\$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	\$70,000	\$5,501	\$5,833	\$333	\$22,862	\$23,333	\$471
Property Taxes	\$10,000	\$1,535	\$833	(\$701)	\$4,070	\$3,333	(\$737)
Total Administrative Expenditures	\$144,980	\$12,856	\$12,082	(\$775)	\$48,927	\$48,327	(\$600)
Renewal & Replacement	\$7,940	\$2,602	\$662	(\$1,941)	\$9,449	\$2,647	(\$6,802)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$7,940	\$2,602	\$662	(\$1,941)	\$9,449	\$2,647	(\$6,802)
Total Revenues	\$1,967,237	\$183,998	\$196,097	(\$12,099)	\$573,138	\$662,816	(\$89,678)
Total Expenditures	\$1,959,767	\$163,388	\$163,473	\$85	\$577,263	\$652,877	\$75,614
Operating Income (Loss)	\$7,470	\$20,610	\$32,624	(\$12,014)	(\$4,124)	\$9,939	(\$14,063)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,529	\$46,530	(\$0)	\$186,118	\$186,118	(\$0)
Interest Income	\$1,000	\$36	\$83	(\$47)	\$159	\$333	(\$174)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$156,825)	(\$13,069)	(\$13,069)	\$0	(\$52,275)	(\$52,275)	\$0
Principal Expense	(\$410,000)	(\$34,167)	(\$34,167)	(\$0)	(\$136,667)	(\$136,667)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,470)	(\$670)	(\$623)	(\$47)	(\$2,664)	(\$2,490)	(\$174)
Change in Net Assets	\$0	\$19,940	\$32,001	(\$12,061)	(\$6,789)	\$7,449	(\$14,238)
Beginning Net Assets	\$0	-----	-----	-----	(\$1,410,886)	-----	-----
Ending Net Assets	\$0	-----	-----	-----	(\$1,417,674)	-----	-----

Viera East General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Maintenance Assessments	\$0	\$382,898	\$319,794	\$19,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$721,975
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$4,690	\$387,588	\$324,484	\$23,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$740,733

Administrative Expenditures

Supervisors Fees	\$3,588	\$920	\$688	\$1,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,583
Engineering Fees	\$0	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
Attorney's Fees	\$2,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,404
Dissemination	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Trustee Fees	\$467	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,867
Annual Audit	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,167
Collection Agent	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,480
Postage	\$265	\$96	\$389	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$772
Printing & Binding	\$82	\$221	\$342	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$690
Insurance-Liability	\$566	\$566	\$566	\$566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,265
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$25	\$79	\$46	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174
Office Supplies	\$21	\$21	\$41	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102
Dues & Licenses	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59
Information Technology	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,133
Total Administrative	\$16,919	\$12,352	\$12,041	\$12,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,343

Operating Expenditures

Salaries	\$12,066	\$12,980	\$10,870	\$12,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,396
Administration Fee	\$137	\$146	\$124	\$142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$549
FICA Expense	\$903	\$985	\$719	\$853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,461
Health Insurance	\$424	\$872	\$2,742	\$1,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,348
Workers Compensation	\$330	\$354	\$297	\$341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,322
Unemployment	\$0	\$0	\$0	\$546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$546
Other Contractual	\$667	\$718	\$667	\$688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,740
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	\$14,527	\$16,055	\$15,420	\$16,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,361

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$0	\$18,045	\$0	\$37,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,950
Environmental Services	\$2,620	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,940
Water Management System	\$8,059	\$8,087	\$9,087	\$8,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,320
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$985
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$10,679	\$26,452	\$9,087	\$46,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,195

Grounds Maintenance Expenditures

Salaries	\$11,474	\$12,005	\$10,134	\$11,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,558
Administrative Fees	\$305	\$324	\$275	\$314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,219
FICA	\$852	\$901	\$749	\$885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,387
Health Insurance	\$1,100	\$1,385	\$1,463	\$1,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,319
Workers Compensation	\$314	\$328	\$277	\$326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,244
Unemployment	\$22	\$24	\$20	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$902
Telephone	\$432	\$535	\$529	\$519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,014
Utilities	\$628	\$516	\$525	\$487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,155
Property Appraiser	\$0	\$1,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,988
Insurance-Property	\$126	\$126	\$126	\$126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$504
Repairs	\$4,835	\$3,733	\$1,369	\$688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,625
Fuel	\$1,159	\$1,189	\$1,495	\$986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,829
Park Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalk Repair	\$0	\$11,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,118
Chemicals	\$435	\$207	\$0	\$337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$979
Contingencies	\$0	\$0	\$0	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$735
Refuse	\$240	\$0	\$720	\$786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,746
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$232	\$186	\$232	\$186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$837
Fire Alarm System	\$171	\$171	\$171	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$682
Rain Bird Pump System	\$2,298	\$2,298	\$2,298	\$2,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,194
Maintenance Reserve-Transfer-Out	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,240
Maintenance Reserve-Transfer-Out (PY Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$24,933	\$37,343	\$20,693	\$23,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,274
Total Expenditures	\$67,057	\$92,201	\$57,241	\$98,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,174
Excess Revenue/(Expenditures)	(\$62,367)	\$295,387	\$267,244	(\$74,702)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$425,563

Viera East Golfcourse
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Number of Rounds</i>													
Paid Rounds	2,598	2,813	2,185	3,054	0	0	0	0	0	0	0	0	10,650
Member Rounds	574	647	566	955	0	0	0	0	0	0	0	0	2,742
Comp Rounds	192	259	187	380	0	0	0	0	0	0	0	0	1,018
EZ Links	157	245	191	302	0	0	0	0	0	0	0	0	895
GolfNow	105	165	147	196	0	0	0	0	0	0	0	0	613
<i>Revenue per Round</i>													
Paid Rounds	\$31	\$38	\$39	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152

Revenues:

Greens Fees	\$79,719	\$107,182	\$85,489	\$135,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$407,815
Gift Cards - Sales	\$294	\$884	\$1,732	\$371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,281
Gift Cards - Usage	(\$1,799)	(\$1,458)	(\$1,119)	(\$2,432)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,187)
Season Advance/Trail Fees	\$15,718	\$16,380	\$18,608	\$19,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,642
Associate Memberships	\$2,765	\$3,977	\$3,634	\$8,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,012
Driving Range	\$3,577	\$4,961	\$5,035	\$7,698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,271
Golf Lessons	\$175	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Merchandise Sales	\$6,479	\$8,654	\$10,744	\$8,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,252
Restaurant	\$1,237	\$2,018	\$2,617	\$2,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,899
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,509
Miscellaneous Income	\$1,201	\$2,083	\$1,331	\$2,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,945
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$573,138

Golf/Course Expenditures:

Other Contractual Services	\$2,147	\$1,180	\$812	\$1,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,542
Telephone/Internet	\$393	\$289	\$393	\$393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,468
Postage	\$3,074	\$3,080	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,201
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$481	\$483	\$474	\$517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,956
Repairs & Maintenance	\$117	\$20	\$287	\$287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$673
Advertising	\$1,989	\$3,559	\$4,503	\$2,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,037
Bank Charges	\$1,669	\$2,301	\$3,021	\$2,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,644
Office Supplies	\$221	\$258	\$314	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$913
Operating Supplies	\$224	\$149	\$177	\$499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,049
Dues, Licenses & Subscriptions	\$150	\$0	\$150	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Drug Testing - All Departments	\$142	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189
Training, Education & Employee Relations	\$20	\$165	\$2,268	\$165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,618
Contractual Security	\$0	\$246	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$442
IT Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Expenditures	\$10,628	\$11,730	\$12,445	\$9,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,133

Restaurant Expenditures:

Utilities	\$775	\$760	\$701	\$686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,922
Pest Control	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Equipment Lease	\$98	\$98	\$98	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$391
Total Restaurant Expenditures	\$968	\$953	\$894	\$879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,693

Viera East Golfcourse
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Golf Operations:													
Salaries	\$17,027	\$20,356	\$13,890	\$19,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,455
Administrative Fee	\$1,720	\$1,918	\$1,490	\$1,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,883
PIC A Expense	\$1,290	\$1,557	\$1,063	\$1,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,378
Health Insurance	\$46	\$54	\$54	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207
Workers Compensation	\$504	\$556	\$380	\$524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,964
Unemployment	\$649	\$675	\$409	\$1,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,996
Golf Printing	\$0	\$402	\$402	\$402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,206
Utilities	\$1,640	\$1,645	\$1,697	\$1,436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,418
Repairs	\$95	\$0	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Pest Control	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Supplies	\$681	\$751	\$1,163	\$1,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,285
Uniforms	\$0	\$0	\$1,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,778
Training, Education & Employee Relations	\$0	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$4,020	\$3,978	\$1,578	\$6,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,537
Cart Maintenance	\$1,709	\$521	(\$546)	\$1,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,075
Driving Range	\$0	\$0	\$0	\$3,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,174
Total Golf Operation Expenditures	\$29,381	\$32,508	\$23,712	\$39,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,995

Merchandise Sales:

Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,522
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Total Merchandise Sales

	\$806	\$6,230	\$8,527	\$7,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,522
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Golfcourse Maintenance:

Salaries	\$34,970	\$38,528	\$32,514	\$37,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,492
Administrative Fees	\$940	\$958	\$815	\$932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,645
PIC A Expense	\$2,599	\$2,910	\$2,392	\$2,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,677
Employee Insurance	\$2,209	\$4,974	\$3,720	\$3,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,575
Workers Compensation	\$953	\$1,048	\$889	\$1,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,912
Unemployment	\$129	\$178	\$147	\$2,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,941
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Fire Alarm System	\$171	\$171	\$216	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$727
Telephone/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$2,440	\$2,089	\$2,043	\$1,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,458
Repairs	\$2,721	\$3,896	\$1,827	\$3,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,893
Fuel & Oil	\$2,353	\$2,413	\$3,036	\$2,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,099
Pest Control	\$327	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$558
Irrigation/Drainage	\$1,120	\$1,140	\$1,328	\$1,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,128
Sand and Topsoil	\$0	\$353	\$84	\$954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,391
Flower/Mulch	\$678	\$95	\$2,295	\$1,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,253
Fertilizer	(\$1,608)	\$4,186	\$13,131	\$11,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,543
Seed/ Sod	\$0	\$349	\$349	\$1,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,837
Trash Removal	\$282	\$1,441	\$0	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$704
Contingency	\$199	\$0	\$536	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,071
First Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360
Office Supplies	\$219	\$93	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training	\$0	\$0	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223
Lanitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soil & Water Testing	\$771	\$548	\$1,048	\$560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,927
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Rental	\$13,645	\$13,645	\$20,202	\$15,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,815
Equipment Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$65,619	\$78,292	\$88,266	\$90,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322,543

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Administrative Expenditures:													
Legal Fees	\$304	\$0	\$0	\$531	\$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	\$342	\$342	\$342	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,367
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	\$5,501	\$5,501	\$6,360	\$5,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,862
Property Taxes	\$0	\$571	\$1,964	\$1,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,070
Total Administrative Expenditures	\$11,095	\$11,362	\$13,614	\$12,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,927
Reserves:													
Renewal & Replacement	\$1,667	\$2,256	\$2,924	\$2,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,449
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$1,667	\$2,256	\$2,924	\$2,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,449
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$573,138
Total Expenditures	\$120,163	\$143,329	\$150,382	\$163,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$577,263
Operating Income (Loss)	(\$7,301)	\$2,824	(\$20,258)	\$20,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$4,124)
Non Operating Revenues/Expenditures:													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,118
Interest Income	\$42	\$46	\$35	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$13,069)	(\$13,069)	(\$13,069)	(\$13,069)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$52,275)
Principal Expense	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$136,667)
Total Non Operating Revenues/(Expenditures)	(\$664)	(\$660)	(\$571)	(\$570)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,664)
Net Non Operating Income / (Loss)	(\$7,965)	\$2,164	(\$20,928)	\$19,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,789)

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	\$6,479	\$8,654	\$10,744	\$8,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,252
Total Revenues	\$6,479	\$8,654	\$10,744	\$8,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,252
<i>Expenditures</i>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,522
Total Expenditures	\$806	\$6,230	\$8,527	\$7,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,522
Operating Income (Loss)	\$5,673	\$2,424	\$2,217	\$415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,729

**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:	\$280,272
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
 Special Assessment Receipts - FY2020

Date	Net	Gen Fund	Debt Svc 2006	Rec Fund	Total
11/6/19	\$ 65,047	\$ 13,789	\$ 41,346	\$ 9,911	\$ 65,047
11/20/19	\$ 1,741,148	\$ 369,109	\$ 1,106,733	\$ 265,306	\$ 1,741,148
12/13/20	\$ 1,138,411	\$ 241,334	\$ 723,613	\$ 173,464	\$ 1,138,411
12/20/20	\$ 370,110	\$ 78,460	\$ 235,255	\$ 56,395	\$ 370,110
1/10/20	\$ 90,960	\$ 19,283	\$ 57,817	\$ 13,860	\$ 90,960
	\$ 3,405,677	\$ 721,975	\$ 2,164,764	\$ 518,937	\$ 3,405,677

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer	Assessments Outstanding
Debt Service Fund	\$ 2,423,170	63.56%	\$ 2,164,764	\$ (2,106,947)	\$ 57,817	\$ 258,406
General Fund	\$ 808,157	21.20%	\$ 721,975	\$ (721,975)	\$ -	\$ 86,182
Recreation Fund	\$ 580,882	15.24%	\$ 518,937	\$ (505,077)	\$ 13,860	\$ 61,945
	\$ 3,812,209	100.00%	\$ 3,405,677	\$ (3,333,999)	\$ 71,677	\$ 406,532

Percentage Collected 89.34%

(1) Postage Expense for Mailing 1st Notices

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

	Actuals 1/31/19	Actuals 1/31/20	Variance	Year to Date 1/31/19	Year to Date 1/31/20	Variance
<i>Revenues:</i>						
Greens Fees	\$133,011	\$ 135,425	\$ 2,414	\$450,312	\$ 407,815	\$ (42,497)
Gift Cards - Sales	\$584	\$ 371	\$ (213)	\$6,180	\$ 3,281	\$ (2,899)
Gift Cards - Usage	(\$3,065)	(\$2,432)	\$ 633	(\$6,296)	\$ (5,187)	\$ 1,109
Season Advance/Trail Fees	\$21,059	\$ 19,936	\$ (1,123)	\$74,217	\$ 70,642	\$ (3,575)
Associate Memberships	\$6,241	\$ 8,216	\$ 1,975	\$15,958	\$ 18,012	\$ 2,054
Driving Range	\$6,235	\$ 7,698	\$ 1,463	\$22,830	\$ 21,271	\$ (1,560)
GolfLessons	\$175	\$ 175	\$ -	\$700	\$ 700	\$ -
Merchandise Sales	\$9,043	\$ 8,375	\$ (668)	\$40,680	\$ 34,252	\$ (6,429)
Restaurant	\$2,184	\$ 2,027	\$ (157)	\$11,457	\$ 7,899	\$ (3,557)
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$7,509	\$ 7,509	\$ -
Miscellaneous Income	\$5,307	\$ 2,330	\$ (2,978)	\$8,348	\$ 6,945	\$ (1,402)
Total Revenues	\$ 182,651	\$ 183,998	\$ 1,346	\$ 631,895	\$ 573,138	\$ (58,756)
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 15,013	\$ 9,331	\$ 5,682	\$ 49,183	\$ 44,133	\$ 5,050
Restaurant	\$ 1,315	\$ 879	\$ 437	\$ 4,194	\$ 3,693	\$ 500
Golf Operations	\$ 31,623	\$ 39,394	\$ (7,771)	\$ 118,488	\$ 124,995	\$ (6,507)
Merchandise Sales	\$ 8,457	\$ 7,960	\$ 497	\$ 30,959	\$ 23,522	\$ 7,436
Golf Course Maintenance	\$ 88,437	\$ 90,366	\$ (1,929)	\$ 348,726	\$ 322,543	\$ 26,183
Administrative	\$ 11,836	\$ 12,856	\$ (1,021)	\$ 46,175	\$ 48,927	\$ (2,752)
Reserves	\$ 3,174	\$ 2,602	\$ 572	\$ 10,805	\$ 9,449	\$ 1,356
Total Expenditures	\$ 159,855	\$ 163,388	\$ (3,533)	\$ 608,530	\$ 577,263	\$ 31,267
Operating Income/(Loss)	\$ 22,797	\$ 20,610	\$ (2,187)	\$ 23,365	\$ (4,124)	\$ (27,490)

Vierra East Cash Flow Analysis FY 2020

<u>L. Cash Flows:</u>	Actuals					Projections					Totals		
	October	November	December	January	February	March	April	May	June	July		August	September
Starting Funds													
Carry Forward	\$ 70,203	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 91,563	\$ 150,278	\$ 241,061	\$ 279,490	\$ 282,497	\$ 273,001	\$ 236,458	
Revenues													
Golf Course	\$ 112,863	\$ 146,154	\$ 130,124	\$ 183,998	\$ 188,958	\$ 222,407	\$ 254,689	\$ 201,988	\$ 166,205	\$ 153,759	\$ 126,533	\$ 139,952	\$ 2,027,630
Course Operations	\$ 111,625	\$ 144,136	\$ 127,508	\$ 181,971	\$ 187,034	\$ 220,139	\$ 252,089	\$ 199,930	\$ 164,515	\$ 152,197	\$ 125,251	\$ 138,532	\$ 2,004,927
Restaurant	\$ 1,237	\$ 2,018	\$ 2,617	\$ 2,027	\$ 1,924	\$ 2,268	\$ 2,600	\$ 2,058	\$ 1,690	\$ 1,562	\$ 1,282	\$ 1,420	\$ 22,703
Total All Cash	\$ 183,065	\$ 209,055	\$ 195,857	\$ 229,466	\$ 285,037	\$ 313,971	\$ 404,967	\$ 443,049	\$ 445,695	\$ 436,256	\$ 399,534	\$ 376,410	\$ 2,027,630
Expenses													
Golf Course	\$ 120,163	\$ 143,329	\$ 150,382	\$ 163,388	\$ 163,473	\$ 163,693	\$ 163,906	\$ 163,559	\$ 163,198	\$ 163,255	\$ 163,076	\$ 163,164	\$ 1,884,587
Course Operations	\$ 119,195	\$ 142,377	\$ 149,488	\$ 162,509	\$ 162,242	\$ 162,242	\$ 162,242	\$ 162,242	\$ 162,117	\$ 162,255	\$ 162,255	\$ 162,255	\$ 1,871,419
Restaurant	\$ 968	\$ 953	\$ 894	\$ 879	\$ 1,231	\$ 1,452	\$ 1,664	\$ 1,317	\$ 1,082	\$ 1,000	\$ 820	\$ 909	\$ 13,168
Cash Less Expenses	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 91,563	\$ 150,278	\$ 241,067	\$ 279,490	\$ 282,497	\$ 273,001	\$ 236,458	\$ 213,246	
													\$ 2,027,630
													\$ 1,884,587
													\$ 143,043

Projected Revenues FY 2020
Projected Expenses FY 2020
Projected Surplus (Deficit) FY 2020

**Viera East
Community Development District
Detailed Rounds of Golf Report
Jan-20**

PY - PREVIOUS YEAR

<u>Rounds of Golf</u>	Monthly		Year to Date	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	491	10%	1,851	16%
Rounds of Golf- CDD Resident	831	17%	2,962	26%
Rounds of Golf - Public	1,655	35%	5,909	53%
Rounds of Golf - Golf Now / EZ Links	175	4%	561	5%
Rounds of Golf- Tournaments	-	0%	-	0%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	(56)	-1%	3,835	-34%
Total Paid Rounds	3,096		7,448	
<u>Member Rounds</u>				
Rounds of Golf - Members	955	20%	2,704	24%
Total Member Rounds	955		2,704	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	166	3%	557	5%
Rounds of Golf- GolfNow EZ Links - Trade	251	5%	519	5%
Total Comp Rounds	417		1,076	
Round of Golf - GolfNow EZLinks	323			
TOTAL ROUNDS OF GOLF	4,791	93%	11,228	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
580	2,292	(89)	(441)
831	3,129	0	(167)
1,876	6,464	(221)	(555)
228	1,123	(53)	(562)
88	411	(88)	(411)
0	0	0	0
(32)	(204)	(24)	(3,631)
3,571	13,215	(475)	(5,767)
752	2,605	203	99
752	2,605	203	99
121	511	45	46
224	708	27	(189)
345	1,219	72	(143)
256	1,042	67	
4,668	17,039	123	(5,811)

<u>Revenues</u>	Monthly		Year to Date	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$23,183	18%	\$76,220	19%
Rounds of Golf- CDD Resident	\$34,046	26%	\$104,457	26%
Rounds of Golf - Public	\$66,783	51%	\$201,913	51%
Rounds of Golf - Golf Now / EZ Links	\$7,817	6%	\$23,589	6%
Rounds of Golf- Tournaments	\$0	0%	\$0	0%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$1,985)	-2%	(\$9,111)	-2%
TOTAL GREENS FEE REVENUE	\$129,844	100%	\$397,068	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$24,233	\$83,840	(\$1,050)	(\$7,620)
\$28,431	\$93,531	\$5,615	\$10,926
\$70,088	\$219,587	(\$3,305)	(\$17,674)
\$10,099	\$44,659	(\$2,282)	(\$21,070)
\$2,127	\$12,214	(\$2,127)	(\$12,214)
\$0	\$0	\$0	\$0
(\$765)	(\$4,627)	(\$1,220)	(\$4,484)
\$134,213	\$449,204	(\$4,369)	(\$52,136)

<u>Average \$ per Round of Golf</u>	Monthly		Year to Date	
<u>Average \$ per round of Golf</u>				
Rounds of Golf- Associate Member	\$47.22		\$41.18	
Rounds of Golf- CDD Resident	\$40.97		\$35.27	
Rounds of Golf - Public	\$40.35		\$34.17	
Rounds of Golf - Golf Now / EZ Links	\$44.67		\$42.05	
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!	
Rounds of Golf- Misc	\$0.00		\$0.00	
Rain Check Issued	\$35.45		\$2.38	
TOTAL - Average \$ per round of Golf	\$41.94		\$53.31	

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$41.78	\$36.58	\$5.43	\$4.60
\$34.21	\$29.89	\$6.76	\$5.37
\$37.36	\$33.97	\$2.99	\$0.20
\$44.29	\$39.77	\$0.37	\$2.28
\$24.17	\$29.72	#DIV/0!	#DIV/0!
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$23.91	\$22.68	\$11.54	(\$20.31)
\$37.58	\$33.99	\$4.36	\$19.32

	Monthly	Year to Date
Membership Revenue	\$19,935	\$70,640
Average \$ per round of Golf	\$20.87	\$26.12

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$18,163	\$53,157	\$1,772	\$17,483
	\$20.41	#VALUE!	\$5.72