



**Viera East
Community Development
District**

Unaudited Financial Reporting

May 31, 2020



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Viera East
Community Development District
 Combined Balance Sheet
 May 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	\$649,849	\$6,642	---	\$224,773	\$881,265
Accounts Receivable	---	---	---	\$1,308	\$1,308
Rent Receivable	---	---	---	\$1,366	\$1,366
Due From Golf Course	\$79,649	---	---	---	\$79,649
Due From General Fund	---	---	\$174,914	\$95,464	\$270,377
Due From Capital Reserve	---	---	---	\$837	\$837
Due from Debt Service	\$17,262	---	---	\$44,743	\$62,006
Due from Other	---	---	---	\$2,678	\$2,678
Due from Capital Projects	---	---	---	\$26,181	\$26,181
Inventory - Pro Shop	---	---	---	\$110,323	\$110,323
<i>Investments:</i>					
State Board	---	\$234,575	---	---	\$234,575
Benefit Assessment- Series 2012	---	---	---	\$4,085	\$4,085
Reserve - Series 2012	---	---	---	\$280,141	\$280,141
Bond Service 2006	---	---	\$334,268	---	\$334,268
Improvements (Net of Depreciation)	---	---	---	\$1,189,988	\$1,189,988
Prepaid Expenses- Debt	---	---	---	\$136,667	\$136,667
Prepaid Expenses- Operations	\$6,407	---	---	\$72,024	\$78,431
Total Assets	\$753,167	\$241,218	\$509,182	\$2,190,578	\$3,694,144
<i>Liabilities</i>					
Accounts Payable	\$3,560	---	---	\$9,619	\$13,179
Accrued Expenses	\$16,264	---	---	\$1,098	\$17,362
Deferred Revenue- Season Advance	---	---	---	\$102,567	\$102,567
Deferred Revenue- Special Assessments O&M	---	---	---	\$7,509	\$7,509
Deferred Revenue- Special Assessments Debt	---	---	---	\$166,934	\$166,934
Deposit-Divots Grill	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$17,262	\$79,649	\$96,911
Accrued Interest Payable	---	---	---	\$19,242	\$19,242
Sales Tax Payable	---	---	---	\$11,418	\$11,418
Event Deposits	---	---	---	(\$4,629)	(\$4,629)
Due to Golf Course	\$95,464	\$837	\$44,743	---	\$141,044
Due to Debt Service	\$174,914	---	---	---	\$174,914
Accrued Payroll Payable	\$4,518	---	---	\$9,670	\$14,188
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	---	---	---	(\$1,314,194)	(\$1,314,194)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$6,407	---	---	---	\$6,407
Unassigned	\$276,042	---	---	---	\$276,042
Assigned- Capital Reserve Fund	---	\$240,381	---	---	\$240,381
Restricted for Debt Service	---	---	\$447,176	---	\$447,176
Total Liabilities, Fund Equity, Other	\$753,167	\$241,218	\$509,182	\$2,190,578	\$3,694,144

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

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
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Revenues

Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$1
Golf Course Administrative Services	\$56,280	\$37,520	\$37,520	\$0
Interest Income	\$100	\$67	\$5	(\$62)
Total Revenues	\$864,536	\$845,743	\$845,682	(\$61)

Administrative Expenditures

Supervisors Fees	\$30,496	\$20,331	\$13,407	\$6,924
Engineering Fees	\$5,000	\$3,333	\$3,985	(\$652)
Attorney's Fees	\$5,000	\$3,333	\$5,854	(\$2,521)
Dissemination	\$1,000	\$667	\$667	\$0
Trustee Fees	\$5,600	\$3,733	\$3,733	(\$0)
Annual Audit	\$6,500	\$4,333	\$4,333	(\$0)
Collection Agent	\$2,500	\$1,667	\$1,667	\$0
Management Fees	\$100,440	\$66,960	\$66,960	\$0
Postage	\$1,500	\$1,000	\$2,081	(\$1,081)
Printing & Binding	\$2,500	\$1,667	\$799	\$867
Insurance- Liability	\$7,293	\$4,862	\$4,531	\$331
Legal Advertising	\$2,500	\$1,667	\$0	\$1,667
Other Current Charges	\$1,500	\$1,000	\$443	\$557
Office Supplies	\$3,000	\$2,000	\$265	\$1,735
Dues & Licenses	\$175	\$117	\$117	(\$0)
Information Technology	\$3,400	\$2,267	\$2,267	\$0
Total Administrative	\$178,404	\$118,936	\$111,108	\$7,828

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

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
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Operating Expenditures

Salaries	\$141,817	\$94,545	\$95,601	(\$1,056)
Administrative Fee	\$1,566	\$1,044	\$1,080	(\$36)
FICA Expense	\$10,849	\$7,233	\$6,735	\$498
Employee Insurance	\$8,551	\$5,701	\$10,273	(\$4,572)
Workers Compensation	\$2,780	\$1,853	\$2,611	(\$758)
Unemployment	\$853	\$569	\$840	(\$271)
Other Contractual	\$7,000	\$4,667	\$5,610	(\$943)
Training	\$500	\$333	\$0	\$333
Uniforms	\$500	\$333	\$0	\$333
Total Operating	\$174,416	\$116,277	\$122,749	(\$6,472)

Maintenance Expenditures

Canal Maintenance	\$14,000	\$9,333	\$0	\$9,333
Lake Bank Restoration	\$60,000	\$55,950	\$55,950	\$0
Environmental Services	\$20,000	\$13,333	\$4,210	\$9,123
Water Management System	\$99,000	\$66,000	\$66,269	(\$269)
Control Burns	\$15,000	\$10,000	\$0	\$10,000
Contingencies	\$5,000	\$3,333	\$985	\$2,348
Fire Line Maintenance	\$5,000	\$3,333	\$1,275	\$2,058
Basin Repair	\$4,000	\$2,667	\$1,585	\$1,082
Total Maintenance	\$222,000	\$163,950	\$130,274	\$33,676

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending May 31, 2020

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
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Grounds Maintenance Expenditures

Salaries	\$154,278	\$102,852	\$92,945	\$9,907
Administrative Fees	\$3,695	\$2,463	\$2,398	\$66
FICA	\$11,802	\$7,868	\$6,915	\$953
Health Insurance	\$16,867	\$11,245	\$10,821	\$424
Workers Compensation	\$3,024	\$2,016	\$2,538	(\$522)
Unemployment	\$2,120	\$1,413	\$1,860	(\$447)
Telephone	\$5,000	\$3,333	\$3,569	(\$236)
Utilities	\$5,000	\$3,333	\$4,353	(\$1,019)
Property Appraiser	\$1,990	\$1,990	\$1,988	\$3
Insurance	\$1,395	\$930	\$1,008	(\$78)
Repairs	\$12,000	\$8,000	\$21,332	(\$13,332)
Fuel	\$7,500	\$5,000	\$8,919	(\$3,919)
Park Maintenance	\$3,000	\$2,000	\$505	\$1,495
Sidewalk Maintenance	\$5,000	\$5,000	\$11,118	(\$6,118)
Chemicals	\$5,000	\$3,333	\$2,505	\$828
Contingencies	\$5,000	\$3,333	\$735	\$2,598
Refuse	\$8,000	\$5,333	\$4,386	\$947
Office Supplies	\$750	\$500	\$176	\$324
Uniforms	\$3,000	\$2,000	\$1,679	\$321
Fire Alarm System	\$4,000	\$2,667	\$1,364	\$1,303
Rain Bird Pump System	\$27,576	\$18,384	\$18,388	(\$4)
Maintenance Reserve - Transfer Out	\$3,719	\$2,479	\$2,479	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$0	\$0

Total Grounds Maintenance	\$289,716	\$195,474	\$201,983	(\$6,509)
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Total Expenditures	\$864,536	\$594,637	\$566,115	\$28,523
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Excess Revenue/(Expenditures)	\$0		\$279,567	
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Beginning Fund Balance	\$0		\$178,881	
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Ending Fund Balance	\$0		\$458,448	
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Viera East

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending May 31, 2020

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
Revenues				
Interest Income	\$2,500	\$1,667	\$2,858	\$1,191
Reserve Funding - Transfer In (General)	\$3,719	\$2,479	\$2,479	\$0
Reserve Funding - Transfer In (Golf)	\$7,940	\$5,293	\$13,129	\$7,836
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
Total Revenues	\$14,159	\$9,439	\$18,465	\$9,026
Expenditures				
Capital Outlay	\$100,000	\$100,000	\$127,231	(\$27,231)
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$100,000	\$127,231	(\$27,231)
Excess Revenues/(Expenditures)	(\$110,841)		(\$108,765)	
Beginning Fund Balance	\$283,792		\$349,146	
Ending Fund Balance	\$172,950		\$240,381	

Viera East Community Development District

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

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<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
3/31/20	Regions Bank	Wire Fee	\$ 15.00
4/9/20	Regions Bank	Wire Fee	\$ 15.00
4/9/20	Shutts & Bowen LLP	Litigation Services	\$ 30,410.70
Total			<u><u>\$ 127,230.51</u></u>

Viera East
Community Development District
 Debt Service Fund
 Statement of Revenues & Expenditures
 For Period Ending May 31, 2020

	Adopted Budget	Prorated Budget 5/31/20	Actual 5/31/20	Variance
Revenues				
Special Assessments	\$2,376,297	\$2,376,297	\$2,376,297	\$0
Interest Income	\$1,500	\$1,000	\$948	(\$52)
Total Revenues	\$2,377,797	\$2,377,297	\$2,377,245	(\$52)
Expenditures				
Series 2006				
Interest-11/1	\$184,719	\$184,719	\$184,719	\$0
Interest-5/1	\$184,719	\$184,719	\$184,719	\$0
Principal-5/1	\$2,020,000	\$2,020,000	\$2,020,000	\$0
Total Expenditures	\$2,389,438	\$2,389,438	\$2,389,438	\$0
Excess Revenues/(Expenditures)	(\$11,641)		(\$12,192)	
Beginning Fund Balance	\$466,966		\$459,368	
Ending Fund Balance	\$455,326		\$447,176	

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	3,278	2,979	299	24,729	25,955	(1,226)
Member Rounds	10,000	883	845	38	6,443	7,363	(920)
Comp Rounds	3,000	590	254	337	2,542	2,209	333
EZ Links	3,000	181	254	(73)	1,848	2,142	(294)
GolfNow	2,000	292	169	123	1,986	1,473	513
Total Memberships	60	5	-	5	61	60	1
<i>Revenue per Round</i>							
Paid Rounds	\$41	\$30	\$34	(\$4)	\$38	\$43	(\$4)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,460,610	\$99,426	\$102,243	(\$2,817)	\$950,227	\$1,111,524	(\$161,297)
Gift Cards - Sales	\$25,000	\$716	\$1,750	(\$1,034)	\$5,737	\$19,025	(\$13,288)
Gift Cards - Usage	(\$25,000)	(\$551)	(\$1,750)	\$1,199	(\$10,185)	(\$19,025)	\$8,840
Season Advance/Trail Fees	\$210,000	\$17,803	\$14,700	\$3,103	\$146,454	\$159,810	(\$13,356)
Associate Memberships	\$42,000	\$2,291	\$2,940	(\$649)	\$28,598	\$31,962	(\$3,364)
Driving Range	\$80,000	\$7,043	\$5,600	\$1,443	\$51,700	\$60,880	(\$9,180)
Golf Lessons	\$2,100	\$175	\$147	\$28	\$1,400	\$1,598	(\$198)
Merchandise Sales	\$115,000	\$8,607	\$8,050	\$557	\$75,607	\$87,515	(\$11,908)
Restaurant	\$20,000	\$1,870	\$1,400	\$470	\$18,710	\$15,220	\$3,490
Special Assessments - Operations	\$22,527	\$1,877	\$1,876	\$1	\$15,018	\$15,012	\$6
Miscellaneous Income	\$15,000	\$1,280	\$1,250	\$31	\$18,094	\$9,996	\$8,098
Total Revenues	\$1,967,237	\$140,538	\$138,206	\$2,333	\$1,301,360	\$1,493,517	(\$192,158)
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,215	\$1,250	\$35	\$10,125	\$9,996	(\$129)
Telephone/Internet	\$5,500	\$106	\$458	\$352	\$2,175	\$3,665	\$1,490
Postage	\$1,500	\$90	\$125	\$35	\$6,291	\$1,000	(\$5,292)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$666	\$666
Utilities	\$5,000	\$479	\$417	(\$63)	\$3,705	\$3,332	(\$373)
Repairs & Maintenance	\$7,000	\$0	\$583	\$583	\$573	\$4,665	\$4,091
Advertising	\$45,000	\$1,248	\$3,749	\$2,500	\$20,758	\$29,988	\$9,230
Bank Charges	\$30,500	\$3,099	\$2,541	(\$558)	\$25,714	\$20,325	(\$5,389)
Office Supplies	\$4,000	\$166	\$333	\$168	\$2,338	\$2,666	\$328
Operating Supplies	\$5,000	\$337	\$417	\$80	\$2,383	\$3,332	\$949
Dues, Licenses & Subscriptions	\$8,000	\$0	\$666	\$666	\$5,629	\$5,331	(\$298)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$190	\$133	(\$57)
Training, Education & Employee Relations	\$3,000	\$359	\$250	(\$109)	\$2,995	\$1,999	(\$996)
Contractual Security	\$3,000	\$191	\$250	\$59	\$1,210	\$1,999	\$789
IT Services	\$3,000	\$0	\$250	\$250	\$190	\$1,999	\$1,809
Total Golf Course Expenditures	\$136,700	\$7,289	\$11,387	\$4,098	\$84,277	\$91,097	\$6,819

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$10,500	\$481	\$887	\$406	\$5,612	\$7,731	\$2,119
Pest Control	\$1,200	\$95	\$101	\$6	\$761	\$884	\$123
Equipment Lease	\$1,100	\$98	\$93	(\$5)	\$782	\$810	\$28
Total Restaurant Expenditures	\$12,800	\$674	\$1,082	\$408	\$7,155	\$9,425	\$2,269
<i>Golf Operation Expenditures</i>							
Salaries	\$237,500	\$19,098	\$19,791	\$693	\$150,497	\$158,327	\$7,830
Administrative Fee	\$17,793	\$1,760	\$1,483	(\$277)	\$13,569	\$11,862	(\$1,707)
FICA Expense	\$18,781	\$1,461	\$1,565	\$104	\$11,501	\$12,520	\$1,019
Health Insurance	\$707	\$0	\$59	\$59	\$368	\$471	\$103
Workers Compensation	\$4,812	\$522	\$401	(\$121)	\$4,150	\$3,208	(\$942)
Unemployment	\$12,786	\$993	\$1,065	\$72	\$7,028	\$8,524	\$1,496
Golf Printing	\$2,200	\$0	\$183	\$183	\$1,206	\$1,467	\$261
Utilities	\$22,500	\$1,337	\$1,875	\$538	\$12,762	\$15,000	\$2,238
Repairs	\$250	\$145	\$21	(\$124)	\$145	\$167	\$22
Pest Control	\$1,200	\$95	\$100	\$5	\$761	\$800	\$39
Supplies	\$8,000	\$493	\$667	\$174	\$10,811	\$5,333	(\$5,477)
Uniforms	\$1,500	\$883	\$125	(\$758)	\$2,745	\$1,000	(\$1,745)
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$260	\$1,333	\$1,073
Fuel	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Cart Lease	\$90,753	\$8,464	\$7,563	(\$901)	\$48,748	\$60,502	\$11,754
Cart Maintenance	\$4,000	\$0	\$333	\$333	\$3,482	\$2,667	(\$815)
Driving Range	\$10,000	\$0	\$833	\$833	\$3,428	\$6,667	\$3,239
Total Golf Operation Expenditures	\$435,282	\$35,250	\$36,273	\$1,022	\$271,459	\$290,180	\$18,721
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$4,651	\$6,417	\$1,766	\$48,671	\$51,333	\$2,662
Total Merchandise Sales	\$77,000	\$4,651	\$6,417	\$1,766	\$48,671	\$51,333	\$2,662

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$470,000	\$36,402	\$39,167	\$2,764	\$283,168	\$313,333	\$30,165
Administrative Fees	\$11,867	\$903	\$989	\$86	\$7,312	\$7,911	\$599
FICA Expense	\$36,060	\$2,736	\$3,005	\$269	\$20,951	\$24,040	\$3,089
Employee Insurance	\$58,245	\$4,318	\$4,854	\$536	\$30,645	\$38,830	\$8,185
Workers Compensation	\$11,316	\$992	\$943	(\$49)	\$7,673	\$7,544	(\$129)
Unemployment	\$7,857	\$189	\$655	\$465	\$6,048	\$5,238	(\$810)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$280	\$280
Consulting Fees	\$6,000	\$500	\$500	\$0	\$4,000	\$4,000	\$0
Fire Alarm System	\$4,000	\$171	\$333	\$163	\$1,409	\$2,667	\$1,258
Telephone/Internet	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Utilities/Water	\$26,200	\$2,241	\$2,183	(\$57)	\$17,208	\$17,467	\$259
Repairs	\$48,000	\$4,311	\$4,000	(\$311)	\$25,649	\$32,000	\$6,351
Fuel & Oil	\$40,000	\$1,856	\$3,333	\$1,477	\$18,630	\$26,667	\$8,037
Pest Control	\$1,000	\$77	\$83	\$6	\$866	\$667	(\$199)
Irrigation/Drainage	\$30,000	\$1,485	\$2,500	\$1,015	\$9,875	\$20,000	\$10,125
Sand and Topsoil	\$26,500	\$1,282	\$2,208	\$927	\$7,946	\$17,667	\$9,720
Flower/Mulch	\$7,000	\$350	\$583	\$233	\$8,527	\$4,667	(\$3,860)
Fertilizer	\$139,000	\$15,983	\$11,583	(\$4,400)	\$86,003	\$92,667	\$6,663
Seed/Sod	\$16,500	\$1,244	\$1,375	\$131	\$8,120	\$11,000	\$2,880
Trash Removal	\$2,000	\$282	\$167	(\$115)	\$1,267	\$1,333	\$66
Contingency	\$6,000	\$536	\$500	(\$36)	\$3,214	\$4,000	\$786
First Aid	\$600	\$134	\$50	(\$84)	\$696	\$400	(\$296)
Office Supplies	\$1,000	\$44	\$83	\$40	\$158	\$667	\$509
Operating Supplies	\$17,500	\$929	\$1,458	\$529	\$3,357	\$11,667	\$8,309
Training	\$500	\$342	\$42	(\$300)	\$1,251	\$333	(\$917)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$30	\$1,000	\$970
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$667	\$667
Uniforms	\$8,500	\$592	\$708	\$117	\$5,452	\$5,667	\$214
Equipment Rental	\$2,500	\$0	\$208	\$208	\$0	\$1,667	\$1,667
Equipment Lease	\$163,000	\$13,589	\$13,583	(\$5)	\$116,136	\$108,667	(\$7,469)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Total Golf Course Maintenance	\$1,145,065	\$91,486	\$95,422	\$3,936	\$675,593	\$763,377	\$87,783

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$1,740	\$1,000	(\$740)
Arbitrage	\$600	\$20	\$50	\$30	\$370	\$400	\$30
Dissemination	\$1,000	\$83	\$83	\$0	\$667	\$667	\$0
Trustee Fees	\$4,100	\$342	\$342	(\$0)	\$2,733	\$2,733	(\$0)
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,000	\$1,000	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$37,520	\$37,520	\$0
Insurance	\$70,000	\$5,501	\$5,833	\$333	\$44,865	\$46,667	\$1,802
Property Taxes	\$10,000	\$1,535	\$833	(\$701)	\$10,208	\$6,667	(\$3,542)
Total Administrative Expenditures	\$144,980	\$12,296	\$12,082	(\$214)	\$99,103	\$96,653	(\$2,450)
Renewal & Replacement	\$7,940	\$0	\$662	\$662	\$13,129	\$5,293	(\$7,835)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$7,940	\$0	\$662	\$662	\$13,129	\$5,293	(\$7,835)
Total Revenues	\$1,967,237	\$140,538	\$138,206	\$2,333	\$1,301,360	\$1,493,517	(\$192,158)
Total Expenditures	\$1,959,767	\$151,646	\$163,323	\$11,677	\$1,199,389	\$1,307,358	\$107,969
Operating Income (Loss)	\$7,470	(\$11,108)	(\$25,118)	\$14,010	\$101,971	\$186,159	(\$84,188)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$372,236	\$372,237	(\$0)
Interest Income	\$1,000	\$5	\$83	(\$78)	\$244	\$667	(\$423)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$156,825)	(\$13,069)	(\$13,069)	\$0	(\$104,550)	(\$104,550)	\$0
Principal Expense	(\$410,000)	(\$34,167)	(\$34,167)	(\$0)	(\$273,333)	(\$273,333)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,470)	(\$701)	(\$623)	(\$78)	(\$5,403)	(\$4,980)	(\$423)
Change in Net Assets	\$0	(\$11,808)	(\$25,740)	\$13,932	\$96,568	\$181,179	(\$84,611)
Beginning Net Assets	\$0	----	----	----	(\$1,410,762)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,314,194)	----	----

Viera East General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Maintenance Assessments	\$0	\$382,898	\$319,794	\$19,283	\$13,842	\$7,030	\$26,867	\$38,442	\$0	\$0	\$0	\$0	\$808,157
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$37,520
Interest Income	\$0	\$0	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Total Revenues	\$4,690	\$387,588	\$324,484	\$23,973	\$18,537	\$11,720	\$31,557	\$43,132	\$0	\$0	\$0	\$0	\$845,682
<i>Administrative Expenditures</i>													
Supervisors Fees	\$3,588	\$920	\$688	\$1,387	\$2,551	\$2,551	\$335	\$1,387	\$0	\$0	\$0	\$0	\$13,407
Engineering Fees	\$0	\$480	\$0	\$0	\$0	\$1,875	\$670	\$960	\$0	\$0	\$0	\$0	\$3,985
Attorney's Fees	\$2,404	\$0	\$0	\$0	\$0	\$0	\$229	\$3,222	\$0	\$0	\$0	\$0	\$5,854
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$3,733
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$4,333
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$1,667
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$66,960
Postage	\$265	\$96	\$389	\$23	\$367	\$284	\$396	\$262	\$0	\$0	\$0	\$0	\$2,081
Printing & Binding	\$82	\$221	\$342	\$44	\$44	\$66	\$0	\$0	\$0	\$0	\$0	\$0	\$799
Insurance- Liability	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$0	\$0	\$0	\$0	\$4,531
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$25	\$79	\$46	\$23	\$119	\$23	\$92	\$36	\$0	\$0	\$0	\$0	\$443
Office Supplies	\$21	\$21	\$41	\$20	\$21	\$20	\$0	\$120	\$0	\$0	\$0	\$0	\$265
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$117
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$2,267
Total Administrative	\$16,919	\$12,352	\$12,041	\$12,031	\$13,636	\$15,353	\$12,256	\$16,521	\$0	\$0	\$0	\$0	\$111,108
<i>Operating Expenditures</i>													
Salaries	\$12,066	\$12,980	\$10,870	\$12,479	\$10,196	\$12,798	\$11,862	\$12,349	\$0	\$0	\$0	\$0	\$95,601
Administration Fee	\$137	\$146	\$124	\$142	\$124	\$137	\$133	\$137	\$0	\$0	\$0	\$0	\$1,080
FICA Expense	\$903	\$985	\$719	\$853	\$746	\$826	\$812	\$891	\$0	\$0	\$0	\$0	\$6,735
Health Insurance	\$424	\$872	\$2,742	\$1,310	\$1,120	\$1,281	\$612	\$1,912	\$0	\$0	\$0	\$0	\$10,273
Workers Compensation	\$330	\$354	\$297	\$341	\$298	\$330	\$324	\$337	\$0	\$0	\$0	\$0	\$2,611
Unemployment	\$0	\$0	\$0	\$546	\$90	\$100	\$100	\$4	\$0	\$0	\$0	\$0	\$840
Other Contractual	\$667	\$718	\$667	\$688	\$688	\$595	\$716	\$872	\$0	\$0	\$0	\$0	\$5,610
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	\$13,262	\$16,068	\$14,558	\$16,501	\$0	\$0	\$0	\$0	\$122,749

**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	\$989	\$0	\$61	\$220	\$0	\$0	\$0	\$0	\$4,210
Water Management System	\$8,059	\$8,087	\$9,087	\$8,087	\$7,887	\$9,287	\$7,887	\$7,887	\$0	\$0	\$0	\$0	\$66,269
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	\$975	\$0	\$300	\$0	\$0	\$0	\$0	\$1,275
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$1,585	\$0	\$0	\$0	\$0	\$0	\$0	\$1,585
Total Maintenance	\$10,679	\$26,452	\$9,087	\$46,977	\$8,876	\$11,847	\$7,948	\$8,407	\$0	\$0	\$0	\$0	\$130,274
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$11,474	\$12,005	\$10,134	\$11,946	\$10,472	\$11,861	\$12,348	\$12,706	\$0	\$0	\$0	\$0	\$92,945
Administrative Fees	\$305	\$324	\$275	\$314	\$275	\$305	\$295	\$305	\$0	\$0	\$0	\$0	\$2,398
FICA	\$852	\$901	\$749	\$885	\$776	\$879	\$917	\$957	\$0	\$0	\$0	\$0	\$6,915
Health Insurance	\$1,100	\$1,385	\$1,463	\$1,371	\$1,227	\$1,381	\$1,245	\$1,649	\$0	\$0	\$0	\$0	\$10,821
Workers Compensation	\$314	\$328	\$277	\$326	\$286	\$324	\$337	\$347	\$0	\$0	\$0	\$0	\$2,538
Unemployment	\$22	\$24	\$20	\$836	\$450	\$297	\$160	\$50	\$0	\$0	\$0	\$0	\$1,860
Telephone	\$432	\$535	\$529	\$519	\$517	\$519	\$519	\$0	\$0	\$0	\$0	\$0	\$3,569
Utilities	\$628	\$516	\$525	\$487	\$487	\$514	\$655	\$540	\$0	\$0	\$0	\$0	\$4,353
Property Appraiser	\$0	\$1,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,988
Insurance- Property	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$0	\$0	\$0	\$0	\$1,008
Repairs	\$4,835	\$3,733	\$1,369	\$688	\$797	\$9,031	\$275	\$604	\$0	\$0	\$0	\$0	\$21,332
Fuel	\$1,159	\$1,189	\$1,495	\$986	\$1,065	\$1,215	\$952	\$858	\$0	\$0	\$0	\$0	\$8,919
Park Maintenance	\$0	\$0	\$0	\$0	\$0	\$505	\$0	\$0	\$0	\$0	\$0	\$0	\$505
Sidewalk Repair	\$0	\$11,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,118
Chemicals	\$435	\$207	\$0	\$337	\$529	\$0	\$998	\$0	\$0	\$0	\$0	\$0	\$2,505
Contingencies	\$0	\$0	\$0	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$735
Refuse	\$240	\$0	\$720	\$786	\$480	\$960	\$480	\$720	\$0	\$0	\$0	\$0	\$4,386
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$111	\$54	\$11	\$0	\$0	\$0	\$0	\$176
Uniforms	\$232	\$186	\$232	\$186	\$196	\$249	\$199	\$199	\$0	\$0	\$0	\$0	\$1,679
Fire Alarm System	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$0	\$0	\$0	\$0	\$1,364
Rain Bird Pump System	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,299	\$2,298	\$0	\$0	\$0	\$0	\$18,388
Maintenance Reserve- Transfer Out	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$2,479
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	\$20,463	\$31,055	\$22,339	\$21,851	\$0	\$0	\$0	\$0	\$201,983
Total Expenditures	\$67,057	\$92,201	\$57,241	\$98,674	\$56,237	\$74,323	\$57,101	\$63,280	\$0	\$0	\$0	\$0	\$566,115
Excess Revenue/(Expenditures)	(\$62,367)	\$295,387	\$267,244	(\$74,702)	(\$37,700)	(\$62,604)	(\$25,544)	(\$20,148)	\$0	\$0	\$0	\$0	\$279,567

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	2,598	2,813	2,185	3,054	3,621	4,235	2,945	3,278	0	0	0	0	24,729
Member Rounds	574	647	566	955	807	1,061	950	883	0	0	0	0	6,443
Comp Rounds	192	259	187	380	316	366	252	590	0	0	0	0	2,542
EZ Links	157	245	191	302	362	232	178	181	0	0	0	0	1,848
GolfNow	105	165	147	196	324	444	313	292	0	0	0	0	1,986
<i>Revenue per Round</i>													
Paid Rounds	\$31	\$38	\$39	\$44	\$47	\$40	\$35	\$30	\$0	\$0	\$0	\$0	\$305
Revenues:													
Greens Fees	\$79,719	\$107,182	\$85,489	\$135,425	\$170,915	\$167,889	\$104,181	\$99,426	\$0	\$0	\$0	\$0	\$950,227.34
Gift Cards - Sales	\$294	\$884	\$1,732	\$371	\$893	\$635	\$213	\$716	\$0	\$0	\$0	\$0	\$5,737
Gift Cards - Usage	(\$179)	(\$1,458)	(\$1,119)	(\$2,432)	(\$1,833)	(\$1,819)	(\$795)	(\$551)	\$0	\$0	\$0	\$0	(\$10,185)
Season Advance/Trail Fees	\$15,718	\$16,380	\$18,608	\$19,936	\$19,337	\$20,130	\$18,542	\$17,803	\$0	\$0	\$0	\$0	\$146,454
Associate Memberships	\$2,765	\$3,397	\$3,634	\$8,216	\$3,555	\$2,607	\$2,133	\$2,291	\$0	\$0	\$0	\$0	\$28,598
Driving Range	\$3,577	\$4,961	\$5,035	\$7,698	\$8,168	\$7,006	\$8,212	\$7,043	\$0	\$0	\$0	\$0	\$51,700
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$1,400
Merchandise Sales	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$0	\$0	\$0	\$0	\$75,607
Restaurant	\$1,237	\$2,018	\$2,617	\$2,027	\$3,507	\$2,372	\$3,061	\$1,870	\$0	\$0	\$0	\$0	\$18,710
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$0	\$15,018
Miscellaneous Income	\$1,201	\$2,083	\$1,331	\$2,330	\$3,362	\$4,524	\$1,983	\$1,280	\$0	\$0	\$0	\$0	\$18,094
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$222,053	\$215,332	\$150,298	\$140,538	\$0	\$0	\$0	\$0	\$1,301,360
Golf Course Expenditures:													
Other Contractual Services	\$2,147	\$1,180	\$812	\$1,403	\$782	\$1,590	\$996	\$1,215	\$0	\$0	\$0	\$0	\$10,125
Telephone/Internet	\$393	\$289	\$393	\$393	\$393	\$104	\$104	\$106	\$0	\$0	\$0	\$0	\$2,175
Postage	\$3,074	\$3,080	\$47	\$0	\$0	\$0	\$0	\$90	\$0	\$0	\$0	\$0	\$6,291
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$481	\$483	\$474	\$517	\$400	\$358	\$513	\$479	\$0	\$0	\$0	\$0	\$3,705
Repairs & Maintenance	\$117	\$20	\$287	\$250	\$0	\$0	(\$100)	\$0	\$0	\$0	\$0	\$0	\$573
Advertising	\$1,989	\$3,559	\$4,503	\$2,987	\$2,444	\$2,430	\$1,598	\$1,248	\$0	\$0	\$0	\$0	\$20,758
Bank Charges	\$1,669	\$2,301	\$3,021	\$2,653	\$4,043	\$4,545	\$4,382	\$3,099	\$0	\$0	\$0	\$0	\$25,714
Office Supplies	\$221	\$258	\$314	\$120	\$242	\$772	\$245	\$166	\$0	\$0	\$0	\$0	\$2,338
Operating Supplies	\$224	\$149	\$177	\$499	\$149	\$254	\$593	\$337	\$0	\$0	\$0	\$0	\$2,383
Dues, Licenses & Subscriptions	\$150	\$0	\$150	\$100	\$4,729	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$5,629
Drug Testing - All Departments	\$142	\$0	\$0	\$47	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$190
Training, Education & Employee Relations	\$20	\$165	\$2,268	\$165	\$0	\$0	\$18	\$359	\$0	\$0	\$0	\$0	\$2,995
Contractual Security	\$0	\$246	\$0	\$196	\$196	\$191	\$191	\$191	\$0	\$0	\$0	\$0	\$1,210
IT Services	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$190
Total Golf Course Expenditures	\$10,628	\$11,730	\$12,445	\$9,331	\$13,379	\$10,435	\$9,041	\$7,289	\$0	\$0	\$0	\$0	\$84,277
Restaurant Expenditures:													
Utilities	\$775	\$760	\$701	\$686	\$836	\$768	\$605	\$481	\$0	\$0	\$0	\$0	\$5,612
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$761
Equipment Lease	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$0	\$0	\$0	\$0	\$782
Total Restaurant Expenditures	\$968	\$953	\$894	\$879	\$1,029	\$961	\$798	\$674	\$0	\$0	\$0	\$0	\$7,155

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	\$17,027	\$20,356	\$13,890	\$19,181	\$17,657	\$20,778	\$22,508	\$19,098	\$0	\$0	\$0	\$0	\$150,497
Administrative Fee	\$1,720	\$1,918	\$1,490	\$1,754	\$1,535	\$1,744	\$1,647	\$1,760	\$0	\$0	\$0	\$0	\$13,569
FICA Expense	\$1,290	\$1,557	\$1,063	\$1,467	\$1,351	\$1,590	\$1,722	\$1,461	\$0	\$0	\$0	\$0	\$11,501
Health Insurance	\$46	\$54	\$54	\$54	\$54	\$54	\$54	\$0	\$0	\$0	\$0	\$0	\$368
Workers Compensation	\$504	\$556	\$380	\$524	\$475	\$576	\$613	\$522	\$0	\$0	\$0	\$0	\$4,150
Unemployment	\$649	\$675	\$409	\$1,264	\$1,005	\$1,036	\$998	\$993	\$0	\$0	\$0	\$0	\$7,028
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	\$1,766	\$1,623	\$1,618	\$1,337	\$0	\$0	\$0	\$0	\$12,762
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145	\$0	\$0	\$0	\$0	\$145
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$761
Supplies	\$681	\$751	\$1,163	\$1,689	\$1,243	\$1,183	\$3,607	\$493	\$0	\$0	\$0	\$0	\$10,811
Uniforms	\$0	\$0	\$1,778	\$0	\$84	\$0	\$0	\$883	\$0	\$0	\$0	\$0	\$2,745
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	\$7,992	\$7,528	\$8,227	\$8,464	\$0	\$0	\$0	\$0	\$48,748
Cart Maintenance	\$1,709	\$521	(\$546)	\$1,392	\$120	\$287	\$0	\$0	\$0	\$0	\$0	\$0	\$3,482
Driving Range	\$0	\$0	\$0	\$3,174	\$0	\$0	\$254	\$0	\$0	\$0	\$0	\$0	\$3,428
Total Golf Operation Expenditures	\$29,381	\$32,508	\$23,712	\$39,394	\$33,377	\$36,493	\$41,343	\$35,250	\$0	\$0	\$0	\$0	\$271,459
<i>Merchandise Sales:</i>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
Total Merchandise Sales	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
<i>Golf Course Maintenance:</i>													
Salaries	\$34,970	\$38,528	\$32,514	\$37,480	\$32,323	\$36,167	\$34,784	\$36,402	\$0	\$0	\$0	\$0	\$283,168
Administrative Fees	\$940	\$958	\$815	\$932	\$815	\$903	\$1,046	\$903	\$0	\$0	\$0	\$0	\$7,312
FICA Expense	\$2,599	\$2,910	\$2,392	\$2,776	\$2,393	\$2,678	\$2,467	\$2,736	\$0	\$0	\$0	\$0	\$20,951
Employee Insurance	\$2,209	\$4,974	\$3,720	\$3,672	\$4,820	\$3,750	\$3,182	\$4,318	\$0	\$0	\$0	\$0	\$30,645
Workers Compensation	\$953	\$1,048	\$889	\$1,022	\$881	\$986	\$902	\$992	\$0	\$0	\$0	\$0	\$7,673
Unemployment	\$129	\$178	\$147	\$2,488	\$1,419	\$1,035	\$464	\$189	\$0	\$0	\$0	\$0	\$6,048
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	\$0	\$0	\$0	\$0	\$4,000
Fire Alarm System	\$171	\$171	\$216	\$171	\$171	\$171	\$171	\$171	\$0	\$0	\$0	\$0	\$1,409
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	\$1,916	\$1,932	\$2,661	\$2,241	\$0	\$0	\$0	\$0	\$17,208
Repairs	\$2,721	\$3,896	\$1,827	\$3,449	\$2,144	\$3,382	\$3,919	\$4,311	\$0	\$0	\$0	\$0	\$25,649
Fuel & Oil	\$2,353	\$2,413	\$3,036	\$2,297	\$2,275	\$2,467	\$1,931	\$1,856	\$0	\$0	\$0	\$0	\$18,630
Pest Control	\$327	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$866
Irrigation/Drainage	\$1,120	\$1,140	\$1,328	\$1,540	\$922	\$1,554	\$787	\$1,485	\$0	\$0	\$0	\$0	\$9,875
Sand and Topsoil	\$0	\$353	\$84	\$954	\$3,073	\$1,231	\$970	\$1,282	\$0	\$0	\$0	\$0	\$7,946
Flower/Mulch	\$678	\$95	\$2,295	\$1,185	\$2,988	\$936	\$0	\$350	\$0	\$0	\$0	\$0	\$8,527
Fertilizer	(\$1,608)	\$4,186	\$13,131	\$11,834	\$12,500	\$14,538	\$15,439	\$15,983	\$0	\$0	\$0	\$0	\$86,003
Seed/Sod	\$0	\$349	\$1,244	\$1,244	\$1,244	\$1,552	\$1,244	\$1,244	\$0	\$0	\$0	\$0	\$8,120
Trash Removal	\$282	\$141	\$0	\$282	\$0	\$141	\$141	\$282	\$0	\$0	\$0	\$0	\$1,267
Contingency	\$0	\$0	\$536	\$536	\$536	\$536	\$536	\$536	\$0	\$0	\$0	\$0	\$3,214
First Aid	\$199	\$0	\$0	\$160	\$0	\$0	\$202	\$134	\$0	\$0	\$0	\$0	\$696
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$114	\$0	\$44	\$0	\$0	\$0	\$0	\$158
Operating Supplies	\$219	\$93	\$0	\$0	\$301	\$1,514	\$301	\$929	\$0	\$0	\$0	\$0	\$3,357
Training	\$0	\$0	\$223	\$0	\$686	\$0	\$0	\$342	\$0	\$0	\$0	\$0	\$1,251
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$0	\$30
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$771	\$548	\$1,048	\$560	\$585	\$757	\$592	\$592	\$0	\$0	\$0	\$0	\$5,452
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$13,645	\$13,645	\$20,202	\$15,323	\$12,579	\$13,588	\$13,565	\$13,589	\$0	\$0	\$0	\$0	\$116,136
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	\$85,146	\$90,509	\$85,909	\$91,486	\$0	\$0	\$0	\$0	\$675,593

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	\$304	\$0	\$0	\$531	\$0	\$905	\$0	\$0	\$0	\$0	\$0	\$0	\$1,740
Arbitrage	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$20	\$0	\$0	\$0	\$0	\$370
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$0	\$0	\$0	\$0	\$2,733
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$1,000
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$37,520
Insurance	\$5,501	\$5,501	\$6,360	\$5,501	\$5,501	\$5,501	\$5,501	\$5,501	\$0	\$0	\$0	\$0	\$44,865
Property Taxes	\$0	\$571	\$1,964	\$1,535	\$1,535	\$1,535	\$1,535	\$1,535	\$0	\$0	\$0	\$0	\$10,208
Total Administrative Expenditures	\$11,095	\$11,362	\$13,614	\$12,856	\$12,325	\$13,230	\$12,325	\$12,296	\$0	\$0	\$0	\$0	\$99,103
<i>Reserves:</i>													
Renewal & Replacement	\$1,667	\$2,256	\$2,924	\$2,602	\$3,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,129
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	\$3,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,129
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$222,053	\$215,332	\$150,298	\$140,538	\$0	\$0	\$0	\$0	\$1,301,360
Total Expenditures	\$120,163	\$143,329	\$150,382	\$163,388	\$155,325	\$157,441	\$157,713	\$151,646	\$0	\$0	\$0	\$0	\$1,199,389
Operating Income (Loss)	(\$7,301)	\$2,824	(\$20,258)	\$20,610	\$66,728	\$57,891	(\$7,415)	(\$11,108)	\$0	\$0	\$0	\$0	\$101,971
<i>Non Operating Revenues/(Expenditures):</i>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,529	\$46,530	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$0	\$372,236
Interest Income	\$42	\$46	\$35	\$36	\$36	\$30	\$13	\$5	\$0	\$0	\$0	\$0	\$244
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)	(\$13,069)	(\$13,069)	(\$13,069)	(\$13,069)	\$0	\$0	\$0	\$0	(\$104,550)
Principal Expense	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	\$0	\$0	\$0	\$0	(\$273,333)
Total Non Operating Revenues/(Expenditures)	(\$664)	(\$660)	(\$671)	(\$670)	(\$670)	(\$676)	(\$692)	(\$701)	\$0	\$0	\$0	\$0	(\$5,403)
Net Non Operating Income / (Loss)	(\$7,965)	\$2,164	(\$20,928)	\$19,940	\$66,058	\$57,215	(\$8,108)	(\$11,808)	\$0	\$0	\$0	\$0	\$96,568

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	\$12,097	\$9,935	\$10,715	\$8,607	\$0	\$0	\$0	\$0	\$75,607
Total Revenues	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$0	\$0	\$0	\$0	\$75,607
<i>Expenditures</i>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
Total Expenditures	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$0	\$0	\$0	\$0	\$48,671
Operating Income (Loss)	\$5,673	\$2,424	\$2,217	\$415	\$5,709	\$4,123	\$2,418	\$3,956	\$0	\$0	\$0	\$0	\$26,935

**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)
Less: May 1, 2020 Principal	(\$2,020,000)
Current Bonds Outstanding	\$4,405,000

(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:	\$280,141
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)
Less: May 1, 2020 Principal	(\$410,000)
Current Bonds Outstanding	\$2,895,000

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

	Actuals 5/31/19	Actuals 5/31/20	Variance	Year to Date 5/31/19	Year to Date 5/31/20	Variance
<i>Revenues:</i>						
Greens Fees	\$98,053	\$ 99,426	\$ 1,374	\$1,014,609	\$ 950,227	\$ (64,382)
Gift Cards - Sales	\$919	\$ 716	\$ (203)	\$9,561	\$ 5,737	\$ (3,824)
Gift Cards - Usage	(\$543)	\$ (551)	\$ (8)	(\$12,045)	\$ (10,185)	\$ 1,860
Season Advance/Trail Fees	\$14,908	\$ 17,803	\$ 2,895	\$146,841	\$ 146,454	\$ (387)
Associate Memberships	\$1,817	\$ 2,291	\$ 474	\$29,783	\$ 28,598	\$ (1,185)
Driving Range	\$5,482	\$ 7,043	\$ 1,561	\$50,724	\$ 51,700	\$ 976
Golf Lessons	\$175	\$ 175	\$ -	\$1,400	\$ 1,400	\$ -
Merchandise Sales	\$14,151	\$ 8,607	\$ (5,544)	\$96,687	\$ 75,607	\$ (21,080)
Restaurant	\$1,414	\$ 1,870	\$ 456	\$18,534	\$ 18,710	\$ 175
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$15,018	\$ 15,018	\$ -
Miscellaneous Income	\$1,598	\$ 1,280	\$ (317)	\$20,763	\$ 18,094	\$ (2,670)
Total Revenues	\$ 139,850	\$ 140,538	\$ 689	\$ 1,391,876	\$ 1,301,360	\$ (90,517)
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 12,643	\$ 7,289	\$ 5,354	\$ 97,753	\$ 84,277	\$ 13,475
Restaurant	\$ 1,095	\$ 674	\$ 421	\$ 8,261	\$ 7,155	\$ 1,106
Golf Operations	\$ 29,995	\$ 35,250	\$ (5,256)	\$ 236,464	\$ 271,459	\$ (34,995)
Merchandise Sales	\$ 10,164	\$ 4,651	\$ 5,513	\$ 64,984	\$ 48,671	\$ 16,312
Golf Course Maintenance	\$ 92,682	\$ 91,486	\$ 1,195	\$ 701,390	\$ 675,593	\$ 25,797
Administrative	\$ 11,884	\$ 12,296	\$ (412)	\$ 93,733	\$ 99,103	\$ (5,370)
Reserves	\$ 3,798	\$ -	\$ 3,798	\$ 26,861	\$ 13,129	\$ 13,732
Total Expenditures	\$ 162,259	\$ 151,646	\$ 10,613	\$ 1,229,446	\$ 1,199,389	\$ 30,057
Operating Income/(Loss)	\$ (22,409)	\$ (11,108)	\$ 11,302	\$ 162,430	\$ 101,971	\$ (60,459)

Viera East Cash Flow Analysis FY 2020

I. Cash Flows:	Actuals								Projections				
	October	November	December	January	February	March	April	May	June	July	August	September	Totals
Starting Funds													
Carry Forward	\$ 70,203	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 132,806	\$ 190,697	\$ 183,281	\$ 172,173	\$ 175,180	\$ 165,684	\$ 129,141	
Revenues													
Golf Course	\$ 112,863	\$ 146,154	\$ 130,124	\$ 183,998	\$ 222,053	\$ 215,332	\$ 150,298	\$ 140,538	\$ 166,205	\$ 153,759	\$ 126,533	\$ 139,952	\$ 1,887,809
Course Operations	\$ 111,625	\$ 144,136	\$ 127,508	\$ 181,971	\$ 218,546	\$ 212,960	\$ 147,237	\$ 138,668	\$ 164,515	\$ 152,197	\$ 125,251	\$ 138,532	\$ 1,863,145
Restaurant	\$ 1,237	\$ 2,018	\$ 2,617	\$ 2,027	\$ 3,507	\$ 2,372	\$ 3,061	\$ 1,870	\$ 1,690	\$ 1,562	\$ 1,282	\$ 1,420	\$ 24,664
Total All Cash	\$ 183,065	\$ 209,055	\$ 195,851	\$ 229,466	\$ 288,131	\$ 348,138	\$ 340,995	\$ 323,820	\$ 338,379	\$ 328,939	\$ 292,217	\$ 269,093	\$ 1,887,809
Expenses													
Golf Course	\$ 120,163	\$ 143,329	\$ 150,382	\$ 163,388	\$ 155,325	\$ 157,441	\$ 157,713	\$ 151,646	\$ 163,198	\$ 163,255	\$ 163,076	\$ 163,164	\$ 1,852,082
Course Operations	\$ 119,195	\$ 142,377	\$ 149,488	\$ 162,509	\$ 154,296	\$ 156,480	\$ 156,915	\$ 150,972	\$ 162,117	\$ 162,255	\$ 162,255	\$ 162,255	\$ 1,841,117
Restaurant	\$ 968	\$ 953	\$ 894	\$ 879	\$ 1,029	\$ 961	\$ 798	\$ 674	\$ 1,082	\$ 1,000	\$ 820	\$ 909	\$ 10,966
Cash Less Expenses	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 132,806	\$ 190,697	\$ 183,281	\$ 172,173	\$ 175,180	\$ 165,684	\$ 129,141	\$ 105,929	
												<i>Projected Revenues FY 2020</i>	\$ 1,887,809
												<i>Projected Expenses FY 2020</i>	\$ 1,852,082
												<i>Projected Surplus(Deficit) FY 2020</i>	\$ 35,726

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

PY - PREVIOUS YEAR

<u>Rounds of Golf</u>	Monthly		Year to Date	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	465	9%	4,003	10%
Rounds of Golf- CDD Resident	850	17%	6,514	17%
Rounds of Golf - Public	1,700	34%	14,088	36%
Rounds of Golf - Golf Now / EZ Links	511	10%	2,097	5%
Rounds of Golf- Tournaments	-	0%	-	0%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	(27)	-1%	432	-1%
Total Paid Rounds	3,499		26,270	
<u>Member Rounds</u>				
Rounds of Golf - Members	874	18%	6,382	17%
Total Member Rounds	874		6,382	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	171	3%	1,237	3%
Rounds of Golf- Other Comp	150	3%	1,807	5%
Total Comp Rounds	321		3,044	
Rounds of golf - GolfNow/EZ Links	250	5%	2,973	8%
TOTAL ROUNDS OF GOLF	4,944	100%	38,669	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
438	4,675	27	(672)
699	6,708	151	(194)
2,537	16,347	(837)	(2,259)
146	1,852	365	245
0	1,259	0	(1,259)
0	0	0	0
(73)	(530)	46	98
3,747	30,311	(248)	(4,041)
598	5,472	276	910
598	5,472	276	910
135	1,093	36	144
106	1,386	44	421
241	2,479	80	565
250	1,963	0	1,010
4,836	40,225	108	(1,556)

<u>Revenues</u>	Monthly		Year to Date	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$16,162	16%	\$167,080	18%
Rounds of Golf- CDD Resident	\$22,148	22%	\$217,940	23%
Rounds of Golf - Public	\$46,140	46%	\$498,395	52%
Rounds of Golf - Golf Now / EZ Links	\$16,163	16%	\$79,485	8%
Rounds of Golf- Tournaments	\$0	0%	\$0	0%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$553)	-1%	(\$12,526)	-1%
TOTAL GREENS FEE REVENUE	\$100,060	100%	\$950,374	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$13,358	\$172,426	\$2,804	(\$5,346)
\$17,182	\$199,584	\$4,966	\$18,356
\$65,471	\$538,238	(\$19,331)	(\$39,843)
\$4,096	\$73,897	\$12,067	\$5,588
\$0	\$42,229	\$0	(\$42,229)
\$0	\$0	\$0	\$0
(\$1,420)	(\$13,393)	\$867	\$867
\$98,687	\$1,012,981	\$1,373	(\$62,607)

<u>Average \$ per Round of Golf</u>	Monthly	Year to Date
<u>Average \$ per round of Golf</u>		
Rounds of Golf- Associate Member	\$34.76	\$41.74
Rounds of Golf- CDD Resident	\$26.06	\$33.46
Rounds of Golf - Public	\$27.14	\$35.38
Rounds of Golf - Golf Now / EZ Links	\$31.63	\$37.90
Rounds of Golf- Tournaments	#DIV/0!	#DIV/0!
Rounds of Golf- Misc	\$0.00	\$0.00
Rain Check Issued	\$20.48	\$29.00
TOTAL - Average \$ per round of Golf	\$28.60	\$36.18

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$30.50	\$36.88	\$4.26	\$4.86
\$24.58	\$29.75	\$1.48	\$3.70
\$25.81	\$32.93	\$1.33	\$2.45
\$28.05	\$39.90	\$3.58	(\$2.00)
#DIV/0!	\$33.54	#DIV/0!	#DIV/0!
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$19.45	\$25.27	\$1.03	\$3.73
\$26.34	\$33.42	\$2.26	\$2.76

	Monthly	Year to Date
Membership Revenue	\$17,803	\$146,450
Average \$ per round of Golf	\$20.37	\$22.95

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$14,907	\$146,838	\$2,896	(\$388)
\$24.93	\$26.83	(\$4.56)	(\$3.89)