



**Viera East
Community Development
District**

Unaudited Financial Reporting

June 30, 2020

GMS
GOVERNMENTAL MANAGEMENT SERVICES



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Viera East
Community Development District
 Combined Balance Sheet
 June 30, 2020

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Golf Course/Recreation</u>	<u>Totals</u> <u>(memorandum only)</u>
<i>Assets</i>					
Operating Account	\$386,061	\$61,537	---	\$279,314	\$726,913
Accounts Receivable	---	---	---	\$1,338	\$1,338
Rent Receivable	---	---	---	\$1,314	\$1,314
Due From Golf Course	\$86,055	---	---	---	\$86,055
Due From General Fund	---	---	---	\$67,693	\$67,693
Due From Capital Reserve	---	---	---	\$837	\$837
Due from Debt Service	\$11,030	---	---	\$22,922	\$33,953
Due from Other	---	---	---	\$2,678	\$2,678
Due from Capital Projects	---	---	---	\$26,181	\$26,181
Inventory - Pro Shop	---	---	---	\$105,324	\$105,324
<u>Investments:</u>					
State Board	---	\$125,127	---	---	\$125,127
Benefit Assessment- Series 2012	---	---	---	\$4,085	\$4,085
Reserve - Series 2012	---	---	---	\$280,144	\$280,144
Bond Service 2006	---	---	\$509,184	---	\$509,184
Improvements (Net of Depreciation)	---	---	---	\$1,191,838	\$1,191,838
Prepaid Expenses- Debt	---	---	---	\$102,500	\$102,500
Prepaid Expenses- Operations	\$7,372	---	---	\$66,918	\$74,290
Total Assets	\$490,519	\$186,664	\$509,184	\$2,153,087	\$3,339,455
<i>Liabilities</i>					
Accounts Payable	\$19,415	---	---	\$9,908	\$29,323
Accrued Expenses	\$4,875	---	---	\$1,223	\$6,098
Deferred Revenue- Season Advance	---	---	---	\$90,856	\$90,856
Deferred Revenue- Special Assessments O&M	---	---	---	\$5,632	\$5,632
Deferred Revenue- Special Assessments Debt	---	---	---	\$152,643	\$152,643
Deposit-Divots Grill	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$11,030	\$86,055	\$97,086
Accrued Interest Payable	---	---	---	\$26,139	\$26,139
Sales Tax Payable	---	---	---	\$10,151	\$10,151
Event Deposits	---	---	---	(\$4,629)	(\$4,629)
Due to Golf Course	\$67,693	\$837	\$22,922	---	\$91,452
Accrued Payroll Payable	\$6,241	---	---	\$14,775	\$21,016
Bonds Payable - Series 2012	---	---	---	\$3,305,000	\$3,305,000
Bond Discount	---	---	---	(\$15,817)	(\$15,817)
Deferred Loss	---	---	---	(\$159,029)	(\$159,029)
<i>Fund Equity</i>					
Net Assets	---	---	---	(\$1,371,820)	(\$1,371,820)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$7,372	---	---	---	\$7,372
Unassigned	\$208,923	---	---	---	\$208,923
Assigned- Capital Reserve Fund	---	\$185,827	---	---	\$185,827
Restricted for Debt Service	---	---	\$475,232	---	\$475,232
Total Liabilities, Fund Equity, Other	\$490,519	\$186,664	\$509,184	\$2,153,087	\$3,339,455

Viera East
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2020

Adopted Budget	Prorated Budget 6/30/20	Actual 6/30/20	Variance
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Revenues

Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$1
Golf Course Administrative Services	\$56,280	\$42,210	\$42,210	\$0
Interest Income	\$100	\$75	\$5	(\$70)
Total Revenues	\$864,536	\$850,441	\$850,372	(\$69)

Administrative Expenditures

Supervisors Fees	\$30,496	\$22,872	\$15,958	\$6,914
Engineering Fees	\$5,000	\$3,750	\$4,945	(\$1,195)
Attorney's Fees	\$5,000	\$3,750	\$5,854	(\$2,104)
Dissemination	\$1,000	\$750	\$750	\$0
Trustee Fees	\$5,600	\$4,200	\$4,200	(\$0)
Annual Audit	\$6,500	\$4,875	\$4,875	(\$0)
Collection Agent	\$2,500	\$1,875	\$1,875	\$0
Management Fees	\$100,440	\$75,330	\$75,330	\$0
Postage	\$1,500	\$1,125	\$2,160	(\$1,035)
Printing & Binding	\$2,500	\$1,875	\$1,027	\$848
Insurance- Liability	\$7,293	\$5,470	\$5,097	\$373
Legal Advertising	\$2,500	\$1,875	\$853	\$1,022
Other Current Charges	\$1,500	\$1,125	\$486	\$639
Office Supplies	\$3,000	\$2,250	\$323	\$1,927
Dues & Licenses	\$175	\$131	\$131	(\$0)
Information Technology	\$3,400	\$2,550	\$2,550	\$0
Total Administrative	\$178,404	\$133,803	\$126,415	\$7,388

Viera East
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2020

Adopted Budget	Prorated Budget 6/30/20	Actual 6/30/20	Variance
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Operating Expenditures

Salaries	\$141,817	\$106,363	\$107,537	(\$1,175)
Administrative Fee	\$1,566	\$1,175	\$1,213	(\$38)
FICA Expense	\$10,849	\$8,137	\$7,553	\$584
Employee Insurance	\$8,551	\$6,413	\$11,392	(\$4,979)
Workers Compensation	\$2,780	\$2,085	\$2,937	(\$852)
Unemployment	\$853	\$640	\$840	(\$200)
Other Contractual	\$7,000	\$5,250	\$6,325	(\$1,075)
Training	\$500	\$375	\$0	\$375
Uniforms	\$500	\$375	\$0	\$375
Total Operating	\$174,416	\$130,812	\$137,797	(\$6,985)

Maintenance Expenditures

Canal Maintenance	\$14,000	\$10,500	\$0	\$10,500
Lake Bank Restoration	\$60,000	\$55,950	\$55,950	\$0
Environmental Services	\$20,000	\$15,000	\$4,406	\$10,594
Water Management System	\$99,000	\$74,250	\$75,676	(\$1,426)
Control Burns	\$15,000	\$11,250	\$0	\$11,250
Contingencies	\$5,000	\$3,750	\$985	\$2,765
Fire Line Maintenance	\$5,000	\$3,750	\$1,275	\$2,475
Basin Repair	\$4,000	\$3,000	\$1,585	\$1,415
Total Maintenance	\$222,000	\$177,450	\$139,878	\$37,572

Viera East
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2020

Adopted Budget	Prorated Budget 6/30/20	Actual 6/30/20	Variance
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Grounds Maintenance Expenditures

Salaries	\$154,278	\$115,709	\$105,224	\$10,484
Administrative Fees	\$3,695	\$2,771	\$2,693	\$79
FICA	\$11,802	\$8,852	\$7,827	\$1,024
Health Insurance	\$16,867	\$12,650	\$12,410	\$240
Workers Compensation	\$3,024	\$2,268	\$2,874	(\$606)
Unemployment	\$2,120	\$1,590	\$1,883	(\$293)
Telephone	\$5,000	\$3,750	\$4,636	(\$886)
Utilities	\$5,000	\$3,750	\$4,962	(\$1,212)
Property Appraiser	\$1,990	\$1,990	\$1,988	\$3
Insurance	\$1,395	\$1,046	\$1,134	(\$88)
Repairs	\$12,000	\$9,000	\$24,754	(\$15,754)
Fuel	\$7,500	\$5,625	\$9,562	(\$3,937)
Park Maintenance	\$3,000	\$2,250	\$505	\$1,745
Sidewalk Maintenance	\$5,000	\$5,000	\$11,118	(\$6,118)
Chemicals	\$5,000	\$3,750	\$2,505	\$1,245
Contingencies	\$5,000	\$3,750	\$735	\$3,015
Refuse	\$8,000	\$6,000	\$4,626	\$1,374
Office Supplies	\$750	\$563	\$176	\$386
Uniforms	\$3,000	\$2,250	\$1,928	\$322
Fire Alarm System	\$4,000	\$3,000	\$1,620	\$1,380
Rain Bird Pump System	\$27,576	\$20,682	\$20,686	(\$4)
Maintenance Reserve - Transfer Out	\$3,719	\$2,789	\$2,789	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$0	\$0

Total Grounds Maintenance	\$289,716	\$219,034	\$226,635	(\$7,601)
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Total Expenditures	\$864,536	\$661,100	\$630,726	\$30,374
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Excess Revenue/(Expenditures)	\$0	\$219,646		
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Beginning Fund Balance	\$0	\$172,649		
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Ending Fund Balance	\$0	\$392,295		
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Viera East
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending June 30, 2020

Revenues

	Adopted Budget	Prorated Budget 6/30/20	Actual 6/30/20	Variance
Interest Income	\$2,500	\$1,875	\$2,949	\$1,074
Reserve Funding - Transfer In (General)	\$3,719	\$2,789	\$2,789	\$0
Reserve Funding - Transfer In (Golf)	\$7,940	\$5,955	\$13,129	\$7,174
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
Total Revenues	\$14,159	\$10,619	\$18,867	\$8,248

Expenditures

Capital Outlay	\$100,000	\$100,000	\$93,788	\$6,212
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$100,000	\$93,788	\$6,212

Excess Revenues/(Expenditures)	(\$110,841)	(\$74,921)
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Beginning Fund Balance	\$283,792	\$260,748
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Ending Fund Balance	\$172,950	\$185,827
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Viera East Community Development District

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending June 30, 2020

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<i>FY2020</i>			
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
6/9/20	Greenberg Trairug	Series 2020 Escrow Agreement	\$ 47,500.00
6/18/20	Fishkind Litigation Services	Deposition	\$ 7,425.00
6/18/20	Regions Bank	Wire Fee	\$ 30.00
Total			<u>\$ 93,787.48</u>

Viera East
Community Development District
Debt Service Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2020

	Adopted Budget	Prorated Budget 6/30/20	Actual 6/30/20	Variance
<u>Revenues</u>				
Special Assessments	\$2,376,297	\$2,376,297	\$2,376,297	\$0
Interest Income	\$1,500	\$1,125	\$951	(\$174)
Total Revenues	\$2,377,797	\$2,377,422	\$2,377,248	(\$174)
<u>Expenditures</u>				
<u>Series 2006</u>				
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)		(\$12,189)	
Beginning Fund Balance	\$466,966		\$487,421	
Ending Fund Balance	\$455,326		\$475,232	

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 2020

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Number of Rounds							
Paid Rounds	35,250	2,974	2,753	221	29,512	28,708	804
Member Rounds	10,000	673	781	(108)	7,116	8,144	(1,028)
Comp Rounds	3,000	294	234	60	2,836	2,443	393
EZ Links	3,000	130	234	(104)	1,561	2,376	(815)
GolfNow	2,000	43	156	(113)	637	1,629	(992)
Total Memberships	60	2	-	2	63	60	3
Revenue per Round							
Paid Rounds	\$41	\$31	\$36	(\$6)	\$35	\$42	(\$7)
Revenues							
Greens Fees/Cart Fees	\$1,460,610	\$91,683	\$100,052	(\$8,369)	\$1,041,910	\$1,211,576	(\$169,666)
Gift Cards - Sales	\$25,000	\$808	\$1,713	(\$905)	\$6,545	\$20,738	(\$14,193)
Gift Cards - Usage	(\$25,000)	(\$433)	(\$1,713)	\$1,280	(\$10,618)	(\$20,738)	\$10,120
Season Advance/Trail Fees	\$210,000	\$16,829	\$14,385	\$2,444	\$163,283	\$174,195	(\$10,912)
Associate Memberships	\$42,000	\$2,844	\$2,877	(\$33)	\$31,442	\$34,839	(\$3,397)
Driving Range	\$80,000	\$5,597	\$5,480	\$117	\$57,297	\$66,360	(\$9,063)
Golf Lessons	\$2,100	\$115	\$144	(\$29)	\$1,515	\$1,742	(\$227)
Merchandise Sales	\$115,000	\$8,801	\$7,878	\$924	\$84,408	\$95,393	(\$10,985)
Restaurant	\$20,000	\$2,099	\$1,370	\$729	\$20,808	\$16,590	\$4,218
Special Assessments - Operations	\$22,527	\$1,877	\$1,879	(\$2)	\$16,895	\$16,891	\$5
Miscellaneous Income	\$15,000	\$1,700	\$1,251	\$449	\$19,794	\$11,247	\$8,547
Total Revenues	\$1,967,237	\$131,920	\$135,315	(\$3,395)	\$1,433,280	\$1,628,832	(\$195,552)
Golf Course Expenditures							
Other Contractual Services	\$15,000	\$1,165	\$1,251	\$86	\$11,290	\$11,247	(\$43)
Telephone/Internet	\$5,500	\$106	\$459	\$353	\$2,281	\$4,124	\$1,843
Postage	\$1,500	\$44	\$125	\$81	\$6,335	\$1,125	(\$5,211)
Printing & Binding	\$1,000	\$401	\$83	(\$318)	\$401	\$750	\$349
Utilities	\$5,000	\$349	\$417	\$68	\$4,054	\$3,749	(\$305)
Repairs & Maintenance	\$7,000	\$335	\$584	\$249	\$909	\$5,249	\$4,340
Advertising	\$45,000	\$1,718	\$3,753	\$2,035	\$22,476	\$33,741	\$11,265
Bank Charges	\$30,500	\$3,257	\$2,544	(\$713)	\$28,971	\$22,869	(\$6,102)
Office Supplies	\$4,000	\$101	\$334	\$233	\$2,438	\$2,999	\$561
Operating Supplies	\$5,000	\$229	\$417	\$188	\$2,612	\$3,749	\$1,137
Dues, Licenses & Subscriptions	\$8,000	\$786	\$667	(\$119)	\$6,291	\$5,998	(\$293)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$190	\$150	(\$40)
Training, Education & Employee Relations	\$3,000	\$243	\$250	\$7	\$3,238	\$2,249	(\$989)
Contractual Security	\$3,000	\$173	\$250	\$77	\$1,384	\$2,249	\$866
IT Services	\$3,000	\$287	\$250	(\$37)	\$477	\$2,249	\$1,772
Total Golf Course Expenditures	\$136,700	\$9,194	\$11,401	\$2,207	\$93,347	\$102,498	\$9,150

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 2020

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
Restaurant Expenditures							
Utilities	\$10,500	\$786	\$820	\$34	\$6,398	\$8,551	\$2,153
Pest Control	\$1,200	\$95	\$94	(\$1)	\$856	\$977	\$121
Equipment Lease	\$1,100	\$98	\$86	(\$12)	\$880	\$896	\$16
Total Restaurant Expenditures	\$12,800	\$979	\$1,000	\$21	\$8,134	\$10,424	\$2,290
Golf Operation Expenditures							
Salaries	\$237,500	\$17,729	\$19,791	\$2,062	\$168,226	\$178,118	\$9,892
Administrative Fee	\$17,793	\$1,722	\$1,483	(\$239)	\$15,291	\$13,344	(\$1,946)
FICA Expense	\$18,781	\$1,356	\$1,565	\$209	\$12,857	\$14,085	\$1,228
Health Insurance	\$707	(\$104)	\$59	\$163	\$264	\$530	\$266
Workers Compensation	\$4,812	\$484	\$401	(\$83)	\$4,634	\$3,609	(\$1,025)
Unemployment	\$12,786	\$915	\$1,065	\$150	\$7,943	\$9,589	\$1,646
Golf Printing	\$2,200	\$0	\$183	\$183	\$1,206	\$1,650	\$444
Utilities	\$22,500	\$1,645	\$1,875	\$230	\$14,407	\$16,875	\$2,468
Repairs	\$250	\$0	\$21	\$21	\$145	\$188	\$43
Pest Control	\$1,200	\$95	\$100	\$5	\$856	\$900	\$44
Supplies	\$8,000	\$1,859	\$667	(\$1,192)	\$12,670	\$6,000	(\$6,670)
Uniforms	\$1,500	\$0	\$125	\$125	\$1,862	\$1,125	(\$737)
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$260	\$1,500	\$1,240
Fuel	\$500	\$0	\$42	\$42	\$0	\$375	\$375
Cart Lease	\$90,753	\$8,228	\$7,563	(\$665)	\$56,976	\$68,065	\$11,088
Cart Maintenance	\$4,000	\$389	\$333	(\$55)	\$3,871	\$3,000	(\$871)
Driving Range	\$10,000	\$220	\$833	\$613	\$3,648	\$7,500	\$3,852
Total Golf Operation Expenditures	\$435,282	\$34,538	\$36,273	\$1,734	\$305,114	\$326,453	\$21,339
Merchandise Sales							
Cost of Goods Sold	\$77,000	\$5,259	\$6,417	\$1,157	\$53,931	\$57,750	\$3,819
Total Merchandise Sales	\$77,000	\$5,259	\$6,417	\$1,157	\$53,931	\$57,750	\$3,819

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 2020

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$470,000	\$34,603	\$39,167	\$4,564	\$317,771	\$352,500	\$34,729
Administrative Fees	\$11,867	\$874	\$989	\$115	\$8,186	\$8,900	\$714
FICA Expense	\$36,060	\$2,562	\$3,005	\$443	\$23,513	\$27,045	\$3,532
Employee Insurance	\$58,245	\$4,009	\$4,854	\$845	\$34,654	\$43,684	\$9,030
Workers Compensation	\$11,316	\$944	\$943	(\$1)	\$8,617	\$8,487	(\$130)
Unemployment	\$7,857	\$113	\$655	\$541	\$6,161	\$5,893	(\$269)
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$315	\$315
Consulting Fees	\$6,000	\$500	\$500	\$0	\$4,500	\$4,500	\$0
Fire Alarm System	\$4,000	\$256	\$333	\$78	\$1,665	\$3,000	\$1,335
Telephone/Internet	\$500	\$0	\$42	\$42	\$0	\$375	\$375
Utilities/Water	\$26,200	\$2,417	\$2,183	(\$233)	\$19,625	\$19,650	\$25
Repairs	\$48,000	\$1,270	\$4,000	\$2,730	\$26,919	\$36,000	\$9,081
Fuel & Oil	\$40,000	\$1,507	\$3,333	\$1,826	\$20,136	\$30,000	\$9,864
Pest Control	\$1,000	\$77	\$83	\$6	\$943	\$750	(\$193)
Irrigation/Drainage	\$30,000	\$2,417	\$2,500	\$83	\$12,292	\$22,500	\$10,208
Sand and Topsoil	\$26,500	\$0	\$2,208	\$2,208	\$7,946	\$19,875	\$11,929
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$8,527	\$5,250	(\$3,277)
Fertilizer	\$139,000	\$14,616	\$11,583	(\$3,033)	\$100,619	\$104,250	\$3,631
Seed/Sod	\$16,500	\$1,244	\$1,375	\$131	\$9,363	\$12,375	\$3,012
Trash Removal	\$2,000	\$141	\$167	\$26	\$1,408	\$1,500	\$92
Contingency	\$6,000	\$536	\$500	(\$36)	\$3,750	\$4,500	\$750
First Aid	\$600	\$0	\$50	\$50	\$696	\$450	(\$246)
Office Supplies	\$1,000	\$0	\$83	\$83	\$158	\$750	\$592
Operating Supplies	\$17,500	\$336	\$1,458	\$1,122	\$3,693	\$13,125	\$9,432
Training	\$500	\$680	\$42	(\$638)	\$1,931	\$375	(\$1,556)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$30	\$1,125	\$1,095
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$750	\$750
Uniforms	\$8,500	\$745	\$708	(\$36)	\$6,197	\$6,375	\$178
Equipment Rental	\$2,500	\$0	\$208	\$208	\$0	\$1,875	\$1,875
Equipment Lease	\$163,000	\$13,473	\$13,583	\$111	\$129,609	\$122,250	(\$7,359)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$375	\$375
Total Golf Course Maintenance	\$1,145,065	\$83,316	\$95,422	\$12,106	\$758,910	\$858,799	\$99,889

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 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	\$1,125	(\$615)
Arbitrage	\$600	\$20	\$50	\$30	\$390	\$450	\$60
Dissemination	\$1,000	\$83	\$83	\$0	\$750	\$750	\$0
Trustee Fees	\$4,100	\$194	\$342	\$148	\$2,927	\$3,075	\$148
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,125	\$1,125	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$42,210	\$42,210	\$0
Insurance	\$70,000	\$5,501	\$5,833	\$333	\$50,366	\$52,500	\$2,134
Property Taxes	\$10,000	\$1,535	\$833	(\$701)	\$11,743	\$7,500	(\$4,243)
Total Administrative Expenditures	\$144,980	\$12,147	\$12,082	(\$66)	\$111,250	\$108,735	(\$2,515)
Renewal & Replacement	\$7,940	\$0	\$662	\$662	\$13,129	\$5,955	(\$7,174)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$7,940	\$0	\$662	\$662	\$13,129	\$5,955	(\$7,174)
Total Revenues	\$1,967,237	\$131,920	\$135,315	(\$3,395)	\$1,433,280	\$1,628,832	(\$195,552)
Total Expenditures	\$1,959,767	\$145,434	\$163,255	\$17,821	\$1,343,815	\$1,470,613	\$126,798
Operating Income (Loss)	\$7,470	(\$13,514)	(\$27,940)	\$14,426	\$89,464	\$158,219	(\$68,754)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$418,766	\$418,766	(\$0)
Interest Income	\$1,000	\$2	\$83	(\$81)	\$246	\$750	(\$504)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$156,825)	(\$13,069)	(\$13,069)	\$0	(\$117,619)	(\$117,619)	\$0
Principal Expense	(\$410,000)	(\$34,167)	(\$34,167)	(\$0)	(\$307,500)	(\$307,500)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,470)	(\$704)	(\$623)	(\$81)	(\$6,107)	(\$5,603)	(\$504)
Change in Net Assets	\$0	(\$14,218)	(\$28,563)	\$14,345	\$83,358	\$152,616	(\$69,259)
Beginning Net Assets	\$0	----	----	----	(\$1,455,177)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,371,820)	----	----

**Viera East General Fund
Month to Month**

Revenues

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments		\$0	\$382,898	\$319,794	\$19,283	\$13,842	\$7,030	\$26,867	\$38,442	\$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	\$4,690	\$0	\$0	\$0	\$42,210
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	\$4,690	\$0	\$0	\$0	\$850,372

Administrative Expenditures

Supervisors Fees	\$3,588	\$920	\$688	\$1,387	\$2,551	\$2,551	\$335	\$1,387	\$2,551	\$0	\$0	\$0	\$15,958
Engineering Fees	\$0	\$480	\$0	\$0	\$0	\$1,875	\$670	\$960	\$960	\$0	\$0	\$0	\$4,945
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	\$83	\$0	\$0	\$0	\$750
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$0	\$0	\$0	\$4,200
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$4,875
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$1,875
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$75,330
Postage	\$265	\$96	\$389	\$23	\$367	\$284	\$396	\$262	\$79	\$0	\$0	\$0	\$2,160
Printing & Binding	\$82	\$221	\$342	\$44	\$44	\$66	\$0	\$0	\$228	\$0	\$0	\$0	\$1,027
Insurance- Liability	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$0	\$0	\$0	\$5,097
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853	\$0	\$0	\$0	\$853
Other Current Charges	\$25	\$79	\$46	\$23	\$119	\$23	\$92	\$36	\$43	\$0	\$0	\$0	\$486
Office Supplies	\$21	\$21	\$41	\$20	\$21	\$20	\$0	\$120	\$59	\$0	\$0	\$0	\$323
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$131
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$0	\$2,550
Total Administrative	\$16,919	\$12,352	\$12,041	\$12,031	\$13,636	\$15,353	\$12,256	\$16,521	\$15,307	\$0	\$0	\$0	\$126,415

Operating Expenditures

Salaries	\$12,066	\$12,980	\$10,870	\$12,479	\$10,196	\$12,798	\$11,862	\$12,349	\$11,937	\$0	\$0	\$0	\$107,537
Administration Fee	\$137	\$146	\$124	\$142	\$124	\$137	\$133	\$137	\$133	\$0	\$0	\$0	\$1,213
FICA Expense	\$903	\$985	\$719	\$853	\$746	\$826	\$812	\$891	\$818	\$0	\$0	\$0	\$7,553
Health Insurance	\$424	\$872	\$2,742	\$1,310	\$1,120	\$1,281	\$612	\$1,912	\$1,120	\$0	\$0	\$0	\$11,392
Workers Compensation	\$330	\$354	\$297	\$341	\$298	\$330	\$324	\$337	\$326	\$0	\$0	\$0	\$2,937
Unemployment	\$0	\$0	\$0	\$546	\$90	\$100	\$100	\$4	\$0	\$0	\$0	\$0	\$840
Other Contractual	\$667	\$718	\$667	\$688	\$688	\$595	\$716	\$872	\$715	\$0	\$0	\$0	\$6,325
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	\$15,048	\$0	\$0	\$0	\$137,797

**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	\$196	\$0	\$0	\$0	\$4,406
Water Management System	\$8,059	\$8,087	\$9,087	\$8,087	\$7,887	\$9,287	\$7,887	\$8,087	\$9,207	\$0	\$0	\$0	\$75,676
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	\$8,607	\$9,404	\$0	\$0	\$0	\$139,878
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$11,474	\$12,005	\$10,134	\$11,946	\$10,472	\$11,861	\$12,348	\$12,706	\$12,279	\$0	\$0	\$0	\$105,224
Administrative Fees	\$305	\$324	\$275	\$314	\$275	\$305	\$295	\$305	\$295	\$0	\$0	\$0	\$2,693
FICA	\$852	\$901	\$749	\$885	\$776	\$879	\$917	\$957	\$912	\$0	\$0	\$0	\$7,827
Health Insurance	\$1,100	\$1,385	\$1,463	\$1,371	\$1,227	\$1,381	\$1,245	\$1,649	\$1,590	\$0	\$0	\$0	\$12,410
Workers Compensation	\$314	\$328	\$277	\$326	\$286	\$324	\$337	\$347	\$335	\$0	\$0	\$0	\$2,874
Unemployment	\$22	\$24	\$20	\$836	\$450	\$297	\$160	\$50	\$22	\$0	\$0	\$0	\$1,883
Telephone	\$432	\$535	\$529	\$519	\$517	\$519	\$519	\$0	\$1,066	\$0	\$0	\$0	\$4,636
Utilities	\$628	\$516	\$525	\$487	\$487	\$514	\$655	\$540	\$609	\$0	\$0	\$0	\$4,962
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	\$126	\$0	\$0	\$0	\$1,134
Repairs	\$4,835	\$3,733	\$1,369	\$688	\$797	\$9,031	\$275	\$604	\$3,422	\$0	\$0	\$0	\$24,754
Fuel	\$1,159	\$1,189	\$1,495	\$986	\$1,065	\$1,215	\$952	\$858	\$642	\$0	\$0	\$0	\$9,562
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	\$240	\$0	\$0	\$0	\$4,626
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$111	\$54	\$11	\$0	\$0	\$0	\$0	\$176
Uniforms	\$232	\$186	\$232	\$186	\$196	\$249	\$199	\$199	\$249	\$0	\$0	\$0	\$1,928
Fire Alarm System	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$256	\$0	\$0	\$0	\$1,620
Rain Bird Pump System	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,299	\$2,298	\$2,298	\$0	\$0	\$0	\$20,686
Maintenance Reserve- Transfer Out	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$2,789
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	\$24,652	\$0	\$0	\$0	\$226,635
Total Expenditures	\$67,057	\$92,201	\$57,241	\$98,674	\$56,237	\$74,323	\$57,101	\$63,480	\$64,411	\$0	\$0	\$0	\$630,726
Excess Revenue/(Expenditures)	(\$62,367)	\$295,387	\$267,244	(\$74,702)	(\$37,700)	(\$62,604)	(\$25,544)	(\$20,348)	(\$59,721)	\$0	\$0	\$0	\$219,646

**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	2,687	2,975	2,320	3,229	4,012	4,624	3,190	3,501	2,974	0	0	0	29,512
Member Rounds	574	647	566	955	807	1,061	950	883	673	0	0	0	7,116
Comp Rounds	192	259	187	380	316	366	252	590	294	0	0	0	2,836
EZ Links	124	169	150	230	214	206	169	169	130	0	0	0	1,561
GolfNow	49	79	53	93	81	81	77	81	43	0	0	0	637
<i>Revenue per Round</i>													
Paid Rounds	\$30	\$36	\$37	\$42	\$43	\$36	\$33	\$28	\$31	\$0	\$0	\$0	\$315
<i>Revenues:</i>													
Greens Fees	\$79,719	\$107,182	\$85,489	\$135,425	\$170,915	\$167,889	\$104,181	\$99,426	\$91,683	\$0	\$0	\$0	\$1,041,910.20
Gift Cards - Sales	\$294	\$884	\$1,732	\$371	\$893	\$635	\$213	\$716	\$808	\$0	\$0	\$0	\$6,545
Gift Cards - Usage	(\$179)	(\$1,458)	(\$1,119)	(\$2,432)	(\$1,833)	(\$1,819)	(\$795)	(\$551)	(\$433)	\$0	\$0	\$0	(\$10,618)
Season Advance/Trail Fees	\$15,718	\$16,380	\$18,608	\$19,936	\$19,337	\$20,130	\$18,542	\$17,803	\$16,829	\$0	\$0	\$0	\$163,283
Associate Memberships	\$2,765	\$3,397	\$3,634	\$8,216	\$3,555	\$2,607	\$2,133	\$2,291	\$2,844	\$0	\$0	\$0	\$31,442
Driving Range	\$3,577	\$4,961	\$5,035	\$7,698	\$8,168	\$7,006	\$8,212	\$7,043	\$5,597	\$0	\$0	\$0	\$57,297
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$115	\$0	\$0	\$0	\$1,515
Merchandise Sales	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$8,801	\$0	\$0	\$0	\$84,408
Restaurant	\$1,237	\$2,018	\$2,617	\$2,027	\$3,507	\$2,372	\$3,061	\$1,870	\$2,099	\$0	\$0	\$0	\$20,808
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$0	\$16,895
Miscellaneous Income	\$1,201	\$2,083	\$1,331	\$2,330	\$3,362	\$4,524	\$1,983	\$1,280	\$1,700	\$0	\$0	\$0	\$19,794
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$222,053	\$215,332	\$150,298	\$140,538	\$131,920	\$0	\$0	\$0	\$1,433,280
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$2,147	\$1,180	\$812	\$1,403	\$782	\$1,590	\$996	\$1,215	\$1,165	\$0	\$0	\$0	\$11,290
Telephone/Internet	\$393	\$289	\$393	\$393	\$393	\$104	\$104	\$106	\$106	\$0	\$0	\$0	\$2,281
Postage	\$3,074	\$3,080	\$47	\$0	\$0	\$0	\$0	\$90	\$44	\$0	\$0	\$0	\$6,335
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401	\$0	\$0	\$0	\$401
Utilities	\$481	\$483	\$474	\$517	\$400	\$358	\$513	\$479	\$349	\$0	\$0	\$0	\$4,054
Repairs & Maintenance	\$117	\$20	\$287	\$250	\$0	\$0	(\$100)	\$0	\$335	\$0	\$0	\$0	\$909
Advertising	\$1,989	\$3,559	\$4,503	\$2,987	\$2,444	\$2,430	\$1,598	\$1,248	\$1,718	\$0	\$0	\$0	\$22,476
Bank Charges	\$1,669	\$2,301	\$3,021	\$2,653	\$4,043	\$4,545	\$4,382	\$3,099	\$3,257	\$0	\$0	\$0	\$28,971
Office Supplies	\$221	\$258	\$314	\$120	\$242	\$772	\$245	\$166	\$101	\$0	\$0	\$0	\$2,438
Operating Supplies	\$224	\$149	\$177	\$499	\$149	\$254	\$593	\$337	\$229	\$0	\$0	\$0	\$2,612
Dues, Licenses & Subscriptions	\$26	\$0	\$150	\$100	\$4,729	\$0	\$500	\$0	\$786	\$0	\$0	\$0	\$6,291
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	\$243	\$0	\$0	\$0	\$3,238
Contractual Security	\$0	\$246	\$0	\$196	\$196	\$191	\$191	\$191	\$173	\$0	\$0	\$0	\$1,384
IT Services	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$287	\$0	\$0	\$0	\$477
Total Golf Course Expenditures	\$10,504	\$11,730	\$12,445	\$9,331	\$13,379	\$10,435	\$9,041	\$7,289	\$9,194	\$0	\$0	\$0	\$93,347
<i>Restaurant Expenditures:</i>													
Utilities	\$775	\$760	\$701	\$686	\$836	\$768	\$605	\$481	\$786	\$0	\$0	\$0	\$6,398
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$856
Equipment Lease	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$0	\$0	\$0	\$880
Total Restaurant Expenditures	\$968	\$953	\$894	\$879	\$1,029	\$961	\$798	\$674	\$979	\$0	\$0	\$0	\$8,134

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Golf Operations:</u>													
Salaries	\$17,027	\$20,356	\$13,890	\$19,181	\$17,657	\$20,778	\$22,508	\$19,098	\$17,729	\$0	\$0	\$0	\$168,226
Administrative Fee	\$1,720	\$1,918	\$1,490	\$1,754	\$1,535	\$1,744	\$1,647	\$1,760	\$1,722	\$0	\$0	\$0	\$15,291
FICA Expense	\$1,290	\$1,557	\$1,063	\$1,467	\$1,351	\$1,590	\$1,722	\$1,461	\$1,356	\$0	\$0	\$0	\$12,857
Health Insurance	\$46	\$54	\$54	\$54	\$54	\$54	\$54	\$0	(\$104)	\$0	\$0	\$0	\$264
Workers Compensation	\$504	\$556	\$380	\$524	\$475	\$576	\$613	\$522	\$484	\$0	\$0	\$0	\$4,634
Unemployment	\$649	\$675	\$409	\$1,264	\$1,005	\$1,036	\$998	\$993	\$915	\$0	\$0	\$0	\$7,943
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	\$1,645	\$0	\$0	\$0	\$14,407
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145	\$0	\$0	\$0	\$0	\$145
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$856
Supplies	\$681	\$751	\$1,163	\$1,689	\$1,243	\$1,183	\$3,607	\$493	\$1,859	\$0	\$0	\$0	\$12,670
Uniforms	\$0	\$0	\$1,778	\$0	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,862
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	\$8,228	\$0	\$0	\$0	\$56,976
Cart Maintenance	\$1,709	\$521	(\$546)	\$1,392	\$120	\$287	\$0	\$0	\$389	\$0	\$0	\$0	\$3,871
Driving Range	\$0	\$0	\$0	\$3,174	\$0	\$0	\$254	\$0	\$220	\$0	\$0	\$0	\$3,648
Total Golf Operation Expenditures	\$29,381	\$32,508	\$23,712	\$39,394	\$33,377	\$36,493	\$41,343	\$34,367	\$34,538	\$0	\$0	\$0	\$305,114
<u>Merchandise Sales:</u>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$0	\$0	\$0	\$53,931
Total Merchandise Sales	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$0	\$0	\$0	\$53,931
<u>Golf Course Maintenance:</u>													
Salaries	\$34,970	\$38,528	\$32,514	\$37,480	\$32,323	\$36,167	\$34,784	\$36,402	\$34,603	\$0	\$0	\$0	\$317,771
Administrative Fees	\$940	\$958	\$815	\$932	\$815	\$903	\$1,046	\$903	\$874	\$0	\$0	\$0	\$8,186
FICA Expense	\$2,599	\$2,910	\$2,392	\$2,776	\$2,393	\$2,678	\$2,467	\$2,736	\$2,562	\$0	\$0	\$0	\$23,513
Employee Insurance	\$2,209	\$4,974	\$3,720	\$3,672	\$4,820	\$3,750	\$3,182	\$4,318	\$4,009	\$0	\$0	\$0	\$34,654
Workers Compensation	\$953	\$1,048	\$889	\$1,022	\$881	\$986	\$902	\$992	\$944	\$0	\$0	\$0	\$8,617
Unemployment	\$129	\$178	\$147	\$2,488	\$1,419	\$1,035	\$464	\$189	\$113	\$0	\$0	\$0	\$6,161
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	\$0	\$0	\$0	\$4,500
Fire Alarm System	\$171	\$171	\$216	\$171	\$171	\$171	\$171	\$171	\$256	\$0	\$0	\$0	\$1,665
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	\$2,417	\$0	\$0	\$0	\$19,625
Repairs	\$2,721	\$3,896	\$1,827	\$3,449	\$2,144	\$3,382	\$3,919	\$4,311	\$1,270	\$0	\$0	\$0	\$26,919
Fuel & Oil	\$2,353	\$2,413	\$3,036	\$2,297	\$2,275	\$2,467	\$1,931	\$1,856	\$1,507	\$0	\$0	\$0	\$20,136
Pest Control	\$327	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$943
Irrigation/Drainage	\$1,120	\$1,140	\$1,328	\$1,540	\$922	\$1,554	\$787	\$1,485	\$2,417	\$0	\$0	\$0	\$12,292
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	\$14,616	\$0	\$0	\$0	\$100,619
Seed/Sod	\$0	\$349	\$1,244	\$1,244	\$1,244	\$1,552	\$1,244	\$1,244	\$1,244	\$0	\$0	\$0	\$9,363
Trash Removal	\$282	\$141	\$0	\$282	\$0	\$141	\$141	\$282	\$141	\$0	\$0	\$0	\$1,408
Contingency	\$0	\$0	\$536	\$536	\$536	\$536	\$536	\$536	\$536	\$0	\$0	\$0	\$3,750
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	\$336	\$0	\$0	\$0	\$3,693
Training	\$0	\$0	\$223	\$0	\$686	\$0	\$0	\$342	\$680	\$0	\$0	\$0	\$1,931
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	\$745	\$0	\$0	\$0	\$6,197
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	\$13,473	\$0	\$0	\$0	\$129,609
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	\$83,316	\$0	\$0	\$0	\$758,910

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Administrative Expenditures:</u>													
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	\$20	\$0	\$0	\$0	\$390
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Trustee Fees	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$194	\$0	\$0	\$0	\$2,927
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$1,125
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$42,210
Insurance	\$5,501	\$5,501	\$6,360	\$5,501	\$5,501	\$5,501	\$5,501	\$5,501	\$5,501	\$0	\$0	\$0	\$50,366
Property Taxes	\$0	\$571	\$1,964	\$1,535	\$1,535	\$1,535	\$1,535	\$1,535	\$1,535	\$0	\$0	\$0	\$11,743
Total Administrative Expenditures	\$11,095	\$11,362	\$13,614	\$12,856	\$12,325	\$13,230	\$12,325	\$12,296	\$12,147	\$0	\$0	\$0	\$111,250
<u>Reserves:</u>													
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	\$131,920	\$0	\$0	\$0	\$1,433,280
Total Expenditures	\$120,039	\$143,329	\$150,382	\$163,388	\$155,325	\$157,441	\$157,713	\$150,763	\$145,434	\$0	\$0	\$0	\$1,343,815
Operating Income (Loss)	(\$7,177)	\$2,824	(\$20,258)	\$20,610	\$66,728	\$57,891	(\$7,415)	(\$10,225)	(\$13,514)	\$0	\$0	\$0	\$89,464
<u>Non Operating Revenues/(Expenditures):</u>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,529	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$0	\$0	\$0	\$418,766
Interest Income	\$42	\$46	\$35	\$36	\$36	\$30	\$13	\$5	\$2	\$0	\$0	\$0	\$246
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)	(\$13,069)	\$0	\$0	\$0	(\$117,619)
Principal Expense	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	\$0	\$0	\$0	(\$307,500)
Total Non Operating Revenues/(Expenditures)	(\$664)	(\$660)	(\$671)	(\$670)	(\$670)	(\$676)	(\$692)	(\$701)	(\$704)	\$0	\$0	\$0	(\$6,107)
Net Non Operating Income / (Loss)	(\$7,841)	\$2,164	(\$20,928)	\$19,940	\$66,058	\$57,215	(\$8,108)	(\$10,925)	(\$14,218)	\$0	\$0	\$0	\$83,358

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	\$8,801	\$0	\$0	\$0	\$84,408
Total Revenues	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$8,801	\$0	\$0	\$0	\$84,408
<i>Expenditures</i>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$0	\$0	\$0	\$53,931
Total Expenditures	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$0	\$0	\$0	\$53,931
Operating Income (Loss)	\$5,673	\$2,424	\$2,217	\$415	\$5,709	\$4,123	\$2,418	\$3,956	\$3,542	\$0	\$0	\$0	\$30,477

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:	\$280,144
 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
Special Assessment Receipts - FY2020

Date	Net	Gen Fund	Debt Svc 2006	Rec Fund	Total
11/6/19	\$ 65,047	\$ 13,970	\$ 41,077	\$ 10,000	\$ 65,047
11/20/19	\$ 1,741,148	\$ 373,942	\$ 1,099,534	\$ 267,672	\$ 1,741,148
12/13/20	\$ 1,138,411	\$ 244,493	\$ 718,906	\$ 175,012	\$ 1,138,411
12/20/20	\$ 370,110	\$ 79,488	\$ 233,725	\$ 56,898	\$ 370,110
1/10/20	\$ 90,960	\$ 19,535	\$ 57,441	\$ 13,984	\$ 90,960
2/4/20 (1)	\$ 2,184	\$ 469	\$ 1,380	\$ 336	\$ 2,184
2/7/20	\$ 63,111	\$ 13,554	\$ 39,855	\$ 9,702	\$ 63,111
3/6/20	\$ 33,161	\$ 7,122	\$ 20,941	\$ 5,098	\$ 33,161
4/6/20	\$ 126,535	\$ 27,176	\$ 79,907	\$ 19,453	\$ 126,535
4/23/20 (2)	\$ 202	\$ 43	\$ 127	\$ 31	\$ 202
5/8/20	\$ 115,282	\$ 28,365	\$ 83,404	\$ 3,513	\$ 115,282
6/9/20	\$ 15,629	-	-	\$ 15,629	\$ 15,629
6/16/2020 (3)	\$ 16,609	-	-	\$ 16,609	\$ 16,609
	\$ 3,778,390	\$ 808,157	\$ 2,376,297	\$ 593,936	\$ 3,778,390

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 2,376,297	63.15%	\$ 2,376,297	\$ (2,376,297)	\$ -
General Fund	\$ 808,157	21.48%	\$ 808,157	\$ (808,157)	\$ -
Recreation Fund	\$ 578,489	15.37%	\$ 593,936	\$ (561,698)	\$ 32,238
	\$ 3,762,943	100.00%	\$ 3,778,390	\$ (3,746,152)	\$ 32,238

Percentage Collected	100.41%
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(1) FY20 1st Quarter
(2) FY20 2nd Quarter
(3) Tax Certificate Sale

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

	Actuals 6/30/19	Actuals 6/30/20	Variance	Year to Date 6/30/19	Year to Date 6/30/20	Variance
<i>Revenues:</i>						
Greens Fees	\$ 89,869	\$ 91,683	\$ 1,813	\$ 1,104,479	\$ 1,041,910	\$ (62,568)
Gift Cards - Sales	\$ 760	\$ 808	\$ 48	\$ 10,321	\$ 6,545	\$ (3,776)
Gift Cards - Usage	\$ (1,217)	\$ (433)	\$ 784	\$ (13,262)	\$ (10,618)	\$ 2,644
Season Advance/Trail Fees	\$ 17,857	\$ 16,829	\$ (1,027)	\$ 164,698	\$ 163,283	\$ (1,415)
Associate Memberships	\$ 1,659	\$ 2,844	\$ 1,185	\$ 31,442	\$ 31,442	\$ -
Driving Range	\$ 4,626	\$ 5,597	\$ 971	\$ 55,351	\$ 57,297	\$ 1,946
Golf Lessons	\$ 175	\$ 115	\$ (60)	\$ 1,575	\$ 1,515	\$ (60)
Merchandise Sales	\$ 7,513	\$ 8,801	\$ 1,288	\$ 104,201	\$ 84,408	\$ (19,793)
Restaurant	\$ 1,456	\$ 2,099	\$ 643	\$ 19,990	\$ 20,808	\$ 818
Special Assessments - Operations	\$ 1,877	\$ 1,877	\$ -	\$ 16,895	\$ 16,895	\$ -
Miscellaneous Income	\$ 1,070	\$ 1,700	\$ 630	\$ 21,833	\$ 19,794	\$ (2,040)
Total Revenues	\$ 125,646	\$ 131,920	\$ 6,274	\$ 1,517,523	\$ 1,433,280	\$ (84,243)
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 14,319	\$ 9,194	\$ 5,125	\$ 112,072	\$ 93,347	\$ 18,725
Restaurant	\$ 1,133	\$ 979	\$ 153	\$ 9,394	\$ 8,134	\$ 1,259
Golf Operations	\$ 29,280	\$ 34,538	\$ (5,258)	\$ 265,744	\$ 305,114	\$ (39,370)
Merchandise Sales	\$ 967	\$ 5,259	\$ (4,292)	\$ 65,950	\$ 53,931	\$ 12,020
Golf Course Maintenance	\$ 80,647	\$ 83,316	\$ (2,669)	\$ 782,037	\$ 758,910	\$ 23,127
Administrative	\$ 11,956	\$ 12,147	\$ (191)	\$ 105,689	\$ 111,250	\$ (5,561)
Reserves	\$ 2,797	\$ -	\$ 2,797	\$ 29,658	\$ 13,129	\$ 16,529
Total Expenditures	\$ 141,098	\$ 145,434	\$ (4,336)	\$ 1,370,544	\$ 1,343,815	\$ 26,729
Operating Income/(Loss)	\$ (15,452)	\$ (13,514)	\$ 1,938	\$ 146,978	\$ 89,464	\$ (57,514)

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
\$ 70,203	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 132,806	\$ 190,697	\$ 183,281	\$ 172,173	\$ 158,659	\$ 149,163	\$ 112,621	
\$ 112,863	\$ 146,154	\$ 130,124	\$ 183,998	\$ 222,053	\$ 215,332	\$ 150,298	\$ 140,538	\$ 131,920	\$ 153,759	\$ 126,533	\$ 139,952	\$ 1,853,523
\$ 111,625	\$ 144,136	\$ 127,508	\$ 181,971	\$ 218,546	\$ 212,960	\$ 147,237	\$ 138,668	\$ 129,821	\$ 152,197	\$ 125,251	\$ 138,532	\$ 1,828,451
\$ 1,237	\$ 2,018	\$ 2,617	\$ 2,027	\$ 3,507	\$ 2,372	\$ 3,061	\$ 1,870	\$ 2,099	\$ 1,562	\$ 1,282	\$ 1,420	\$ 25,072
\$ 183,065	\$ 209,055	\$ 195,851	\$ 229,466	\$ 288,131	\$ 348,138	\$ 340,995	\$ 323,820	\$ 304,093	\$ 312,418	\$ 275,697	\$ 252,572	\$ 1,853,523
\$ 120,163	\$ 143,329	\$ 150,382	\$ 163,388	\$ 155,325	\$ 157,441	\$ 157,713	\$ 151,646	\$ 145,434	\$ 163,255	\$ 163,076	\$ 163,164	\$ 1,834,318
\$ 119,195	\$ 142,377	\$ 149,488	\$ 162,509	\$ 154,296	\$ 156,480	\$ 156,915	\$ 150,972	\$ 144,455	\$ 162,255	\$ 162,255	\$ 162,255	\$ 1,823,455
\$ 968	\$ 953	\$ 894	\$ 879	\$ 1,029	\$ 961	\$ 798	\$ 674	\$ 979	\$ 1,000	\$ 820	\$ 909	\$ 10,863
\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 132,806	\$ 190,697	\$ 183,281	\$ 172,173	\$ 158,659	\$ 149,163	\$ 112,621	\$ 89,408	

Projected Revenues FY 2020	\$ 1,853,523
Projected Expenses FY 2020	\$ 1,834,318
Projected Surplus(Deficit) FY 2020	\$ 19,205

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

<u>Rounds of Golf</u>	Monthly		Year to Date	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	486	12%	4,489	11%
Rounds of Golf- CDD Resident	839	20%	7,353	18%
Rounds of Golf - Public	1,368	33%	14,553	36%
Rounds of Golf - Golf Now / EZ Links	407	10%	2,551	6%
Rounds of Golf- Tournaments	0	0%	0	0%
Rounds of Golf- Misc	0	0%	0	0%
Rain Check Issued	(124)	-3%	(556)	-1%
Total Paid Rounds	2,976		28,390	
<u>Member Rounds</u>				
Rounds of Golf - Members	685	17%	7,067	18%
Total Member Rounds	685		7,067	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	155	4%	1,392	3%
Rounds of Golf- Other Comp	130	3%	1,208	3%
Total Comp Rounds	285		2,600	
Rounds of golf - GolfNow/EZ Links	190	5%	2,215	6%
TOTAL ROUNDS OF GOLF	4,136	100%	40,272	100%

PY - PREVIOUS YEAR			
PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
529	5,204	(43)	(715)
570	7,278	269	75
2,151	19,182	(783)	(4,629)
87	1,915	320	636
0	721	0	(721)
0		0	0
(96)	(626)	(28)	70
3,241	33,674	(265)	(5,284)
500	5,972	185	1,095
500	5,972	185	1,095
129	1,222	26	170
61	1,357	69	(149)
190	2,579	95	21
167	2,220	23	(5)
4,098	44,445	38	(4,173)

<u>Revenues</u>	Monthly		Year to Date	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$17,134	19%	\$184,216	18%
Rounds of Golf- CDD Resident	\$22,464	25%	\$240,408	24%
Rounds of Golf - Public	\$41,202	45%	\$495,555	50%
Rounds of Golf - Golf Now / EZ Links	\$14,279	16%	\$95,610	10%
Rounds of Golf- Tournaments	\$0	0%	\$0	0%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$3,631)	-4%	(\$15,493)	-2%
TOTAL GREENS FEE REVENUE	\$91,448	100%	\$1,000,296	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$16,364	\$188,797	\$770	(\$4,581)
\$14,323	\$213,912	\$8,141	\$26,496
\$57,748	\$616,971	(\$16,546)	(\$121,416)
\$2,745	\$75,533	\$11,534	\$20,077
\$0	\$22,246	\$0	(\$22,246)
\$0	\$0	\$0	\$0
(\$1,987)	(\$15,385)	(\$1,644)	(\$108)
\$89,193	\$1,102,074	\$2,255	(\$101,778)

<u>Average \$ per Round of Golf</u>	Monthly		Year to Date	
<u>Average \$ per round of Golf</u>				
Rounds of Golf- Associate Member	\$35.26		\$41.04	
Rounds of Golf- CDD Resident	\$26.77		\$32.70	
Rounds of Golf - Public	\$30.12		\$34.05	
Rounds of Golf - Golf Now / EZ Links	\$35.08		\$37.48	
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!	
Rounds of Golf- Misc	\$0.00		\$0.00	
Rain Check Issued	\$29.28		\$27.87	
TOTAL - Average \$ per round of Golf	\$30.73		\$35.23	

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$30.93	\$36.28	\$4.32	\$4.76
\$25.13	\$29.39	\$1.65	\$3.30
\$26.85	\$32.16	\$3.27	\$1.89
\$31.55	\$39.44	\$3.53	(\$1.96)
#DIV/0!	\$30.85	#DIV/0!	#DIV/0!
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$20.70	\$24.58	\$8.58	\$3.29
\$27.52	\$32.73	\$3.21	\$2.51

	Monthly	Year to Date
Membership Revenue	\$16,829	\$162,739
Average \$ per round of Golf	\$24.57	\$23.03

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$14,661	\$161,499	\$2,168	\$1,240
\$29.32	\$27.04	(\$4.75)	(\$4.01)