



**Viera East
Community Development
District**

Unaudited Financial Reporting

July 31, 2020



TABLE OF CONTENTS

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

Viera East
Community Development District
 Combined Balance Sheet
 July 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	\$349,104	\$61,507	---	\$243,360	\$653,972
Accounts Receivable	---	---	---	\$1,308	\$1,308
Rent Receivable	---	---	---	\$721	\$721
Due From Golf Course	\$92,462	---	---	---	\$92,462
Due From General Fund	---	---	---	\$103,113	\$103,113
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	---	---	---	\$76,814	\$76,814
<i>Investments:</i>					
State Board	---	\$117,839	---	---	\$117,839
Benefit Assessment- Series 2012	---	---	---	\$4,085	\$4,085
Reserve - Series 2012	---	---	---	\$280,145	\$280,145
Bond Service 2006	---	---	\$509,186	---	\$509,186
Improvements (Net of Depreciation)	---	---	---	\$1,191,838	\$1,191,838
Prepaid Expenses- Debt	---	---	---	\$68,333	\$68,333
Prepaid Expenses- Operations	\$6,201	---	---	\$55,401	\$61,602
Total Assets	\$458,798	\$179,346	\$509,186	\$2,077,738	\$3,225,069
<i>Liabilities</i>					
Accounts Payable	\$2,450	---	---	\$23,774	\$26,225
Accrued Expenses	\$14,280	---	---	\$1,348	\$15,628
Deferred Revenue- Season Advance	---	---	---	\$70,894	\$70,894
Deferred Revenue- Special Assessments O&M	---	---	---	\$3,755	\$3,755
Deferred Revenue- Special Assessments Debt	---	---	---	\$106,162	\$106,162
Deposit-Divots Grill	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$11,030	\$92,462	\$103,493
Accrued Interest Payable	---	---	---	\$39,207	\$39,207
Sales Tax Payable	---	---	---	\$9,910	\$9,910
Event Deposits	---	---	---	\$298	\$298
Due to Golf Course	\$103,113	\$837	\$22,922	---	\$126,872
Accrued Payroll Payable	\$9,088	---	---	\$19,913	\$29,002
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	---	---	---	(\$1,422,139)	(\$1,422,139)
<i>Fund Balances</i>					
Assigned - First Quarter	\$176,000	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$6,201	---	---	---	\$6,201
Unassigned	\$147,665	---	---	---	\$147,665
Assigned- Capital Reserve Fund	---	\$178,509	---	---	\$178,509
Restricted for Debt Service	---	---	\$475,234	---	\$475,234
Total Liabilities, Fund Equity, Other	\$458,798	\$179,346	\$509,186	\$2,077,738	\$3,225,069

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

	Adopted Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
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Revenues

Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$1
Golf Course Administrative Services	\$56,280	\$46,900	\$46,900	\$0
Interest Income	\$100	\$83	\$5	(\$78)
Total Revenues	\$864,536	\$855,139	\$855,062	(\$78)

Administrative Expenditures

Supervisors Fees	\$30,496	\$25,413	\$19,207	\$6,207
Engineering Fees	\$5,000	\$4,167	\$5,905	(\$1,738)
Attorney's Fees	\$5,000	\$4,167	\$5,854	(\$1,687)
Dissemination	\$1,000	\$833	\$833	\$0
Trustee Fees	\$5,600	\$4,667	\$4,667	(\$0)
Annual Audit	\$6,500	\$5,417	\$5,417	(\$0)
Collection Agent	\$2,500	\$2,083	\$2,083	\$0
Management Fees	\$100,440	\$83,700	\$83,700	\$0
Postage	\$1,500	\$1,250	\$2,540	(\$1,290)
Printing & Binding	\$2,500	\$2,083	\$1,103	\$980
Insurance- Liability	\$7,293	\$6,078	\$5,663	\$414
Legal Advertising	\$2,500	\$2,083	\$1,791	\$293
Other Current Charges	\$1,500	\$1,250	\$1,072	\$178
Office Supplies	\$3,000	\$2,500	\$343	\$2,157
Dues & Licenses	\$175	\$146	\$146	(\$0)
Information Technology	\$3,400	\$2,833	\$2,833	\$0
Total Administrative	\$178,404	\$148,670	\$143,158	\$5,513

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

	Adopted Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
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Operating Expenditures

Salaries	\$141,817	\$118,181	\$119,896	(\$1,715)
Administrative Fee	\$1,566	\$1,305	\$1,350	(\$45)
FICA Expense	\$10,849	\$9,041	\$8,400	\$641
Employee Insurance	\$8,551	\$7,126	\$12,674	(\$5,548)
Workers Compensation	\$2,780	\$2,317	\$3,275	(\$958)
Unemployment	\$853	\$711	\$840	(\$129)
Other Contractual	\$7,000	\$5,833	\$6,773	(\$940)
Training	\$500	\$417	\$0	\$417
Uniforms	\$500	\$417	\$0	\$417
Total Operating	\$174,416	\$145,347	\$153,208	(\$7,861)

Maintenance Expenditures

Canal Maintenance	\$14,000	\$11,667	\$0	\$11,667
Lake Bank Restoration	\$60,000	\$55,950	\$55,950	\$0
Environmental Services	\$20,000	\$16,667	\$5,241	\$11,425
Water Management System	\$99,000	\$82,500	\$83,764	(\$1,264)
Control Burns	\$15,000	\$12,500	\$0	\$12,500
Contingencies	\$5,000	\$4,167	\$985	\$3,182
Fire Line Maintenance	\$5,000	\$4,167	\$1,275	\$2,891
Basin Repair	\$4,000	\$3,333	\$1,585	\$1,748
Total Maintenance	\$222,000	\$190,950	\$148,800	\$42,150

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

	Adopted Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
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Grounds Maintenance Expenditures

Salaries	\$154,278	\$128,565	\$117,945	\$10,620
Administrative Fees	\$3,695	\$3,079	\$2,997	\$82
FICA	\$11,802	\$9,835	\$8,772	\$1,063
Health Insurance	\$16,867	\$14,056	\$13,838	\$217
Workers Compensation	\$3,024	\$2,520	\$3,221	(\$701)
Unemployment	\$2,120	\$1,767	\$1,906	(\$139)
Telephone	\$5,000	\$4,167	\$5,175	(\$1,008)
Utilities	\$5,000	\$4,167	\$5,528	(\$1,361)
Property Appraiser	\$1,990	\$1,990	\$1,988	\$3
Insurance	\$1,395	\$1,163	\$1,260	(\$98)
Repairs	\$12,000	\$10,000	\$26,584	(\$16,584)
Fuel	\$7,500	\$6,250	\$11,570	(\$5,320)
Park Maintenance	\$3,000	\$2,500	\$1,305	\$1,195
Sidewalk Maintenance	\$5,000	\$5,000	\$11,118	(\$6,118)
Chemicals	\$5,000	\$4,167	\$3,058	\$1,108
Contingencies	\$5,000	\$4,167	\$1,285	\$2,882
Refuse	\$8,000	\$6,667	\$4,866	\$1,800
Office Supplies	\$750	\$625	\$176	\$449
Uniforms	\$3,000	\$2,500	\$2,127	\$373
Fire Alarm System	\$4,000	\$3,333	\$1,876	\$1,458
Rain Bird Pump System	\$27,576	\$22,980	\$22,984	(\$4)
Maintenance Reserve - Transfer Out	\$3,719	\$3,099	\$3,099	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$289,716	\$242,595	\$252,679	(\$10,084)
Total Expenditures	\$864,536	\$727,562	\$697,845	\$29,717
Excess Revenue/(Expenditures)	\$0		\$157,217	
Beginning Fund Balance	\$0		\$172,649	
Ending Fund Balance	\$0		\$329,866	

Viera East

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
<u>Revenues</u>				
Interest Income	\$2,500	\$2,083	\$3,014	\$931
Reserve Funding - Transfer In (General)	\$3,719	\$3,099	\$3,098	(\$1)
Reserve Funding - Transfer In (Golf)	\$7,940	\$6,617	\$13,129	\$6,512
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
Total Revenues	\$14,159	\$11,799	\$19,241	\$7,442
<u>Expenditures</u>				
Capital Outlay	\$100,000	\$100,000	\$101,518	(\$1,518)
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$100,000	\$101,518	(\$1,518)
Excess Revenues/(Expenditures)	(\$110,841)		(\$82,277)	
Beginning Fund Balance	\$283,792		\$260,786	
Ending Fund Balance	\$172,950		\$178,509	

Viera East Community Development District

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

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<i>FY2020</i>			
11/27/19	Fishkind Litigation Services	Market Stuffy 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
7/31/20	Regions Bank	Wire Fee	\$ 30.00
7/9/20	Modern Security Systems	50% Deposit	\$ 3,850.00
7/20/20	Modern Security Systems	Final Payment	\$ 3,850.00
Total			<u>\$ 101,517.48</u>

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

	Adopted Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
Revenues				
Special Assessments	\$2,376,297	\$2,376,297	\$2,376,297	\$0
Interest Income	\$1,500	\$1,250	\$953	(\$297)
Total Revenues	\$2,377,797	\$2,377,547	\$2,377,250	(\$297)
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)		(\$12,187)	
Beginning Fund Balance	\$466,966		\$487,421	
Ending Fund Balance	\$455,326		\$475,234	

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	31,330	2,260	870	32,642	30,967	1,675
Member Rounds	10,000	628	641	(13)	7,744	8,785	(1,041)
Comp Rounds	3,000	276	192	84	3,112	2,636	476
EZ Links	3,000	42	192	(150)	1,603	2,569	(966)
GolfNow	2,000	257	128	129	894	1,757	(863)
Total Memberships	60	1	-	1	64	60	4
<i>Revenue per Round</i>							
Revenue per Round							
Paid Rounds	\$41	\$28	\$37	(\$9)	\$35	\$42	(\$7)

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,460,610	\$88,398	\$84,715	\$3,683	\$1,130,309	\$1,296,291	(\$165,983)
Gift Cards - Sales	\$25,000	\$275	\$1,450	(\$1,175)	\$6,820	\$22,188	(\$15,368)
Gift Cards - Usage	(\$25,000)	(\$456)	(\$1,450)	\$994	(\$11,074)	(\$22,188)	\$11,114
Season Advance/Trail Fees	\$210,000	\$17,113	\$12,180	\$4,933	\$180,396	\$186,375	(\$5,979)
Associate Memberships	\$42,000	\$1,738	\$2,436	(\$698)	\$33,180	\$37,275	(\$4,095)
Driving Range	\$80,000	\$5,681	\$4,640	\$1,041	\$62,978	\$71,000	(\$8,022)
Golf Lessons	\$2,100	\$175	\$122	\$53	\$1,690	\$1,864	(\$174)
Merchandise Sales	\$115,000	\$11,103	\$6,670	\$4,433	\$95,511	\$102,063	(\$6,551)
Restaurant	\$20,000	\$1,076	\$1,160	(\$84)	\$21,884	\$17,750	\$4,134
Special Assessments - Operations	\$22,527	\$1,877	\$1,879	(\$2)	\$18,773	\$18,769	\$3
Miscellaneous Income	\$15,000	\$239	\$1,251	(\$1,012)	\$20,032	\$12,498	\$7,534
Total Revenues	\$1,967,237	\$127,219	\$115,053	\$12,166	\$1,560,499	\$1,743,885	(\$183,386)

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,075	\$1,251	\$176	\$12,365	\$12,498	\$133
Telephone/Internet	\$5,500	\$106	\$459	\$353	\$2,387	\$4,583	\$2,195
Postage	\$1,500	\$0	\$125	\$125	\$6,335	\$1,250	(\$5,085)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$401	\$833	\$432
Utilities	\$5,000	\$520	\$417	(\$103)	\$4,575	\$4,166	(\$409)
Repairs & Maintenance	\$7,000	\$1,232	\$584	(\$648)	\$2,141	\$5,832	\$3,692
Advertising	\$45,000	\$2,064	\$3,753	\$1,689	\$24,540	\$37,494	\$12,954
Bank Charges	\$30,500	\$2,909	\$2,544	(\$365)	\$31,880	\$25,413	(\$6,467)
Office Supplies	\$4,000	\$86	\$334	\$248	\$2,524	\$3,333	\$809
Operating Supplies	\$5,000	\$209	\$417	\$208	\$2,821	\$4,166	\$1,345
Dues, Licenses & Subscriptions	\$8,000	\$1,080	\$667	(\$413)	\$7,371	\$6,666	(\$705)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$190	\$167	(\$24)
Training, Education & Employee Relations	\$3,000	\$0	\$250	\$250	\$3,238	\$2,500	(\$739)
Contractual Security	\$3,000	\$200	\$250	\$50	\$1,584	\$2,500	\$916
IT Services	\$3,000	\$95	\$250	\$155	\$572	\$2,500	\$1,928
Total Golf Course Expenditures	\$136,700	\$9,576	\$11,401	\$1,825	\$102,924	\$113,898	\$10,975

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$10,500	\$824	\$673	(\$1,511)	\$7,222	\$9,224	\$2,002
Pest Control	\$1,200	\$190	\$77	(\$1,133)	\$1,046	\$1,054	\$8
Equipment Lease	\$1,100	\$96	\$71	(\$25)	\$976	\$966	(\$10)
Total Restaurant Expenditures	\$12,800	\$1,110	\$820	(\$290)	\$9,245	\$11,245	\$2,000

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Operation Expenditures</i>							
Salaries	\$237,500	\$18,181	\$19,791	\$1,610	\$186,406	\$197,909	\$11,503
Administrative Fee	\$17,793	\$1,741	\$1,483	(\$258)	\$17,032	\$14,827	(\$2,205)
FICA Expense	\$18,781	\$1,391	\$1,565	\$174	\$14,248	\$15,650	\$1,402
Health Insurance	\$707	\$85	\$59	(\$26)	\$349	\$589	\$240
Workers Compensation	\$4,812	\$497	\$401	(\$96)	\$5,130	\$4,010	(\$1,121)
Unemployment	\$12,786	\$889	\$1,065	\$177	\$8,832	\$10,655	\$1,823
Golf Printing	\$2,200	\$0	\$183	\$183	\$1,206	\$1,833	\$628
Utilities	\$22,500	\$2,204	\$1,875	(\$329)	\$16,611	\$18,750	\$2,139
Repairs	\$250	\$0	\$21	\$21	\$145	\$208	\$64
Pest Control	\$1,200	\$190	\$100	(\$90)	\$1,046	\$1,000	(\$46)
Supplies	\$8,000	\$2,847	\$667	(\$2,180)	\$15,517	\$6,667	(\$8,850)
Uniforms	\$1,500	\$145	\$125	(\$20)	\$2,007	\$1,250	(\$757)
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$260	\$1,667	\$1,407
Fuel	\$500	\$0	\$42	\$42	\$0	\$417	\$417
Cart Lease	\$90,753	\$9,191	\$7,563	(\$1,628)	\$66,167	\$75,628	\$9,460
Cart Maintenance	\$4,000	\$50	\$333	\$283	\$3,920	\$3,333	(\$587)
Driving Range	\$10,000	\$1,185	\$833	(\$352)	\$4,833	\$8,333	\$3,500
Total Golf Operation Expenditures	\$435,282	\$38,595	\$36,273	(\$2,323)	\$343,709	\$362,725	\$19,016

<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$28,457	\$6,417	(\$22,041)	\$82,388	\$64,167	(\$18,221)
Total Merchandise Sales	\$77,000	\$28,457	\$6,417	(\$22,041)	\$82,388	\$64,167	(\$18,221)

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$470,000	\$35,837	\$39,167	\$3,330	\$353,608	\$391,667	\$38,059
Administrative Fees	\$11,867	\$903	\$989	\$86	\$9,089	\$9,889	\$800
FICA Expense	\$36,060	\$2,653	\$3,005	\$352	\$26,166	\$30,050	\$3,884
Employee Insurance	\$58,245	\$4,106	\$4,854	\$747	\$38,760	\$48,538	\$9,777
Workers Compensation	\$11,316	\$977	\$943	(\$34)	\$9,594	\$9,430	(\$164)
Unemployment	\$7,857	\$105	\$655	\$549	\$6,267	\$6,548	\$281
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$350	\$350
Consulting Fees	\$6,000	\$500	\$500	\$0	\$5,000	\$5,000	\$0
Fire Alarm System	\$4,000	\$256	\$333	\$78	\$1,921	\$3,333	\$1,413
Telephone/Internet	\$500	\$0	\$42	\$42	\$0	\$417	\$417
Utilities/Water	\$26,200	\$2,475	\$2,183	(\$292)	\$22,100	\$21,833	(\$267)
Repairs	\$48,000	\$2,053	\$4,000	\$1,947	\$28,972	\$40,000	\$11,028
Fuel & Oil	\$40,000	\$3,359	\$3,333	(\$26)	\$23,496	\$33,333	\$9,838
Pest Control	\$1,000	\$154	\$83	(\$71)	\$1,097	\$833	(\$263)
Irrigation/Drainage	\$30,000	\$1,798	\$2,500	\$702	\$14,090	\$25,000	\$10,910
Sand and Topsoil	\$26,500	\$959	\$2,208	\$1,250	\$8,905	\$22,083	\$13,178
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$8,527	\$5,833	(\$2,693)
Fertilizer	\$139,000	\$12,591	\$11,583	(\$1,008)	\$113,211	\$115,833	\$2,623
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$9,363	\$13,750	\$4,387
Trash Removal	\$2,000	\$141	\$167	\$26	\$1,549	\$1,667	\$118
Contingency	\$6,000	\$1,053	\$500	(\$553)	\$4,803	\$5,000	\$197
First Aid	\$600	\$347	\$50	(\$297)	\$1,043	\$500	(\$543)
Office Supplies	\$1,000	\$0	\$83	\$83	\$158	\$833	\$676
Operating Supplies	\$17,500	\$1,319	\$1,458	\$139	\$5,013	\$14,583	\$9,571
Training	\$500	\$0	\$42	\$42	\$1,931	\$417	(\$1,514)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$30	\$1,250	\$1,220
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$833	\$833
Uniforms	\$8,500	\$592	\$708	\$117	\$6,789	\$7,083	\$295
Equipment Rental	\$2,500	\$0	\$208	\$208	\$0	\$2,083	\$2,083
Small Tools	\$163,000	\$14,770	\$13,583	(\$1,187)	\$144,379	\$135,833	(\$8,545)
	\$500	\$0	\$42	\$42	\$0	\$417	\$417
Total Golf Course Maintenance	\$1,145,065	\$86,948	\$95,422	\$8,474	\$845,858	\$954,221	\$108,363

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$1,740	\$1,250	(\$490)
Arbitrage	\$600	\$20	\$50	\$30	\$410	\$500	\$90
Dissemination	\$1,000	\$83	\$83	\$0	\$833	\$833	\$0
Trustee Fees	\$4,100	\$194	\$342	\$148	\$3,121	\$3,417	\$296
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,250	\$1,250	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$46,900	\$46,900	\$0
Insurance	\$70,000	\$5,501	\$5,833	\$333	\$55,867	\$58,333	\$2,467
Property Taxes	\$10,000	\$1,535	\$833	(\$701)	\$13,277	\$8,333	(\$4,944)
Total Administrative Expenditures	\$144,980	\$12,147	\$12,082	(\$66)	\$123,398	\$120,817	(\$2,581)
Renewal & Replacement	\$7,940	\$0	\$662	\$662	\$13,129	\$6,617	(\$6,512)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$7,940	\$0	\$662	\$662	\$13,129	\$6,617	(\$6,512)
Total Revenues	\$1,967,237	\$127,219	\$115,053	\$12,166	\$1,560,499	\$1,743,885	(\$183,386)
Total Expenditures	\$1,959,767	\$176,834	\$163,076	(\$13,758)	\$1,520,650	\$1,633,689	\$113,040
Operating Income (Loss)	\$7,470	(\$49,615)	(\$48,023)	(\$1,592)	\$39,849	\$110,196	(\$70,346)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$46,530	\$46,530	\$0	\$465,296	\$465,296	(\$0)
Interest Income	\$1,000	\$1	\$83	(\$82)	\$248	\$833	(\$586)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$156,825)	(\$13,069)	(\$13,069)	\$0	(\$130,688)	(\$130,688)	\$0
Principal Expense	(\$410,000)	(\$34,167)	(\$34,167)	(\$0)	(\$341,667)	(\$341,667)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$7,470)	(\$704)	(\$623)	(\$82)	(\$6,811)	(\$6,225)	(\$586)
Change in Net Assets	\$0	(\$50,319)	(\$48,645)	(\$1,674)	\$33,038	\$103,971	(\$70,933)
Beginning Net Assets	\$0	----	----	----	(\$1,455,177)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,422,139)	----	----

Vierra East General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Maintenance Assessments	\$0	\$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	\$4,690	\$4,690	\$0	\$0	\$46,900
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	\$4,690	\$0	\$0	\$855,062

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Administrative Expenditures</i>													
Supervisors Fees	\$3,588	\$920	\$688	\$1,387	\$2,551	\$2,551	\$335	\$1,387	\$2,551	\$3,249	\$0	\$0	\$19,207
Engineering Fees	\$0	\$480	\$0	\$0	\$0	\$1,875	\$670	\$960	\$960	\$960	\$0	\$0	\$5,905
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	\$83	\$0	\$0	\$833
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$0	\$0	\$4,667
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$5,417
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$2,083
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$83,700
Postage	\$265	\$96	\$389	\$23	\$367	\$284	\$396	\$262	\$79	\$380	\$0	\$0	\$2,540
Printing & Binding	\$82	\$221	\$342	\$44	\$44	\$66	\$0	\$0	\$228	\$76	\$0	\$0	\$1,103
Insurance- Liability	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$566	\$0	\$0	\$5,663
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$937	\$0	\$0	\$0	\$1,791
Other Current Charges	\$25	\$79	\$46	\$23	\$119	\$23	\$92	\$36	\$43	\$586	\$0	\$0	\$1,072
Office Supplies	\$21	\$21	\$41	\$20	\$21	\$20	\$20	\$120	\$59	\$20	\$0	\$0	\$343
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$146
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$2,833
Total Administrative	\$16,919	\$12,352	\$12,041	\$12,031	\$13,636	\$15,553	\$12,256	\$16,521	\$15,307	\$16,742	\$0	\$0	\$143,158

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Operating Expenditures</i>													
Salaries	\$12,066	\$12,980	\$10,870	\$12,479	\$10,196	\$12,798	\$11,862	\$12,349	\$11,937	\$12,359	\$0	\$0	\$119,896
Administration Fee	\$137	\$146	\$124	\$142	\$124	\$137	\$133	\$137	\$133	\$137	\$0	\$0	\$1,350
FICA Expense	\$903	\$985	\$719	\$853	\$746	\$826	\$812	\$891	\$818	\$847	\$0	\$0	\$8,400
Health Insurance	\$424	\$872	\$2,742	\$1,310	\$1,120	\$1,281	\$612	\$1,912	\$1,120	\$1,281	\$0	\$0	\$12,674
Workers Compensation	\$330	\$354	\$297	\$341	\$298	\$330	\$324	\$337	\$326	\$338	\$0	\$0	\$3,275
Unemployment	\$0	\$0	\$0	\$546	\$90	\$330	\$100	\$4	\$0	\$0	\$0	\$0	\$840
Other Contractual	\$667	\$718	\$667	\$688	\$688	\$595	\$716	\$872	\$715	\$449	\$0	\$0	\$6,773
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	\$15,410	\$0	\$0	\$153,208

Vierra East General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Maintenance Expenditures</i>													
Canal Maintenance	\$0	\$0	\$0	\$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	\$835	\$5,241	\$0	\$5,241
Water Management System	\$8,059	\$8,087	\$9,087	\$8,087	\$7,887	\$9,287	\$7,887	\$8,087	\$9,207	\$8,087	\$9,207	\$0	\$83,764
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	\$1,275	\$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	\$8,922	\$0	\$0	\$148,800

Grounds Maintenance Expenditures

Salaries	\$11,474	\$12,005	\$10,134	\$11,946	\$10,472	\$11,861	\$12,348	\$12,706	\$12,279	\$12,721	\$0	\$0	\$117,945
Administrative Fees	\$305	\$324	\$275	\$314	\$275	\$305	\$295	\$305	\$295	\$305	\$0	\$0	\$2,997
FICA	\$852	\$901	\$749	\$885	\$776	\$879	\$917	\$957	\$912	\$945	\$0	\$0	\$8,772
Health Insurance	\$1,100	\$1,385	\$1,463	\$1,371	\$1,227	\$1,381	\$1,245	\$1,649	\$1,590	\$1,428	\$0	\$0	\$13,838
Workers Compensation	\$314	\$328	\$277	\$326	\$286	\$324	\$337	\$347	\$335	\$347	\$0	\$0	\$3,221
Unemployment	\$22	\$24	\$20	\$36	\$450	\$297	\$160	\$50	\$22	\$23	\$0	\$0	\$1,906
Telephone	\$432	\$535	\$529	\$519	\$517	\$519	\$519	\$0	\$1,066	\$539	\$0	\$0	\$5,175
Utilities	\$628	\$516	\$525	\$487	\$487	\$514	\$655	\$540	\$609	\$566	\$0	\$0	\$5,528
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	\$126	\$0	\$0	\$1,260
Repairs	\$4,835	\$3,733	\$1,369	\$688	\$797	\$9,031	\$275	\$604	\$3,422	\$1,830	\$0	\$0	\$26,584
Fuel	\$1,159	\$1,189	\$1,495	\$986	\$1,065	\$1,215	\$952	\$858	\$642	\$2,009	\$0	\$0	\$11,570
Park Maintenance	\$0	\$0	\$0	\$0	\$0	\$505	\$0	\$0	\$0	\$800	\$0	\$0	\$1,305
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	\$553	\$0	\$0	\$3,058
Contingencies	\$0	\$0	\$0	\$735	\$0	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$1,285
Refuse	\$240	\$0	\$720	\$786	\$480	\$960	\$480	\$720	\$240	\$240	\$0	\$0	\$4,866
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	\$199	\$0	\$0	\$2,127
Fire Alarm System	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$256	\$256	\$0	\$0	\$1,876
Rain Bird Pump System	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,299	\$2,298	\$2,298	\$2,298	\$0	\$0	\$22,984
Maintenance Reserve- Transfer Out	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$0	\$0	\$3,099
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	\$26,044	\$0	\$0	\$252,679

Total Expenditures

	\$67,057	\$92,201	\$57,241	\$98,674	\$56,237	\$74,323	\$57,101	\$63,480	\$64,411	\$67,119	\$0	\$0	\$697,845
Excess Revenue/(Expenditures)	(\$62,367)	\$295,387	\$267,244	(\$74,702)	(\$37,700)	(\$62,604)	(\$25,544)	(\$30,348)	(\$59,721)	(\$62,429)	\$0	\$0	\$157,217

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	3,130	0	0	32,642
Member Rounds	574	647	566	955	807	1,061	950	883	673	628	0	0	7,744
Comp Rounds	192	259	187	380	316	366	252	590	294	276	0	0	3,112
EZ Links	124	169	150	230	214	206	169	169	130	42	0	0	1,603
GoldNow	49	79	53	93	81	81	77	81	43	257	0	0	894
<i>Revenue per Round</i>													
Paid Rounds	\$30	\$36	\$37	\$42	\$43	\$36	\$33	\$28	\$31	\$28	\$0	\$0	\$344
Revenues:													
Greens Fees	\$79,719	\$107,182	\$85,489	\$135,425	\$170,915	\$167,889	\$104,181	\$99,426	\$91,683	\$88,398	\$0	\$0	\$1,130,309
Gift Cards - Sales	\$294	\$884	\$1,732	\$371	\$893	\$635	\$213	\$716	\$808	\$275	\$0	\$0	\$6,820
Gift Cards - Usage	(\$179)	(\$1,458)	(\$1,119)	(\$2,432)	(\$1,833)	(\$1,819)	(\$795)	(\$551)	(\$433)	(\$456)	\$0	\$0	(\$11,074)
Season Advance/Trail Fees	\$15,718	\$16,380	\$18,608	\$19,936	\$19,337	\$20,130	\$18,542	\$17,803	\$16,829	\$17,113	\$0	\$0	\$180,396
Associate Memberships	\$2,765	\$3,397	\$3,634	\$8,216	\$3,555	\$2,607	\$2,133	\$2,291	\$2,844	\$1,738	\$0	\$0	\$33,180
Driving Range	\$3,577	\$4,961	\$5,035	\$7,698	\$6,168	\$7,006	\$8,212	\$7,043	\$5,597	\$5,681	\$0	\$0	\$62,978
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$115	\$175	\$0	\$0	\$1,690
Merchandise Sales	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$8,801	\$11,103	\$0	\$0	\$95,511
Restaurant	\$1,237	\$2,018	\$2,617	\$2,027	\$3,507	\$2,372	\$3,061	\$1,870	\$2,099	\$1,076	\$0	\$0	\$21,884
Special Assessments - Operations	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$0	\$0	\$18,773
Miscellaneous Income	\$1,201	\$2,083	\$1,331	\$2,330	\$3,362	\$4,524	\$1,983	\$1,280	\$1,700	\$239	\$0	\$0	\$20,032
Total Revenues	\$112,863	\$146,154	\$130,124	\$183,998	\$222,053	\$215,332	\$150,298	\$140,538	\$131,920	\$127,219	\$0	\$0	\$1,560,499
Golf Course Expenditures:													
Other Contractual Services	\$2,147	\$1,180	\$812	\$1,403	\$782	\$1,590	\$996	\$1,215	\$1,165	\$1,075	\$0	\$0	\$12,365
Telephone/Internet	\$393	\$289	\$393	\$393	\$393	\$104	\$104	\$106	\$106	\$106	\$0	\$0	\$2,387
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	\$520	\$0	\$0	\$4,575
Repairs & Maintenance	\$1,117	\$20	\$287	\$250	\$0	\$0	(\$1,000)	\$0	\$335	\$1,232	\$0	\$0	\$2,141
Advertising	\$1,989	\$3,559	\$4,503	\$2,987	\$2,444	\$2,430	\$1,598	\$1,248	\$3,345	\$2,064	\$0	\$0	\$24,540
Bank Charges	\$1,669	\$2,301	\$3,021	\$2,653	\$4,043	\$4,545	\$4,382	\$3,099	\$5,257	\$2,909	\$0	\$0	\$31,880
Office Supplies	\$221	\$258	\$314	\$120	\$242	\$772	\$245	\$166	\$101	\$86	\$0	\$0	\$2,524
Operating Supplies	\$224	\$149	\$177	\$499	\$149	\$254	\$593	\$337	\$329	\$209	\$0	\$0	\$2,821
Dues, Licenses & Subscriptions	\$26	\$0	\$150	\$100	\$4,729	\$0	\$500	\$0	\$786	\$1,080	\$0	\$0	\$7,371
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	\$200	\$0	\$0	\$1,584
IT Services	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$287	\$95	\$0	\$0	\$572
Total Golf Course Expenditures	\$10,504	\$11,730	\$12,445	\$9,331	\$13,379	\$10,435	\$9,041	\$7,289	\$9,194	\$9,576	\$0	\$0	\$102,924
Restaurant Expenditures:													
Utilities	\$775	\$760	\$701	\$686	\$836	\$768	\$605	\$481	\$786	\$824	\$0	\$0	\$7,222
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$96	\$0	\$0	\$1,046
Equipment Lease	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$96	\$0	\$0	\$976
Total Restaurant Expenditures	\$968	\$953	\$894	\$879	\$1,029	\$961	\$798	\$674	\$979	\$1,110	\$0	\$0	\$9,245

Viera East Golf Course
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	\$17,657	\$20,778	\$22,508	\$19,098	\$17,729	\$18,181	\$0	\$0	\$186,406
Administrative Fee	\$1,220	\$1,918	\$1,490	\$1,754	\$1,535	\$1,744	\$1,647	\$1,760	\$1,722	\$1,741	\$0	\$0	\$17,032
FICA Expense	\$1,290	\$1,557	\$1,063	\$1,467	\$1,351	\$1,590	\$1,722	\$1,461	\$1,356	\$1,391	\$0	\$0	\$14,248
Health Insurance	\$46	\$54	\$54	\$54	\$54	\$54	\$54	\$0	(\$104)	\$85	\$0	\$0	\$349
Workers Compensation	\$504	\$556	\$380	\$524	\$475	\$576	\$613	\$522	\$484	\$497	\$0	\$0	\$5,130
Unemployment	\$649	\$675	\$409	\$1,264	\$1,005	\$1,036	\$998	\$993	\$915	\$889	\$0	\$0	\$8,832
Golf Printing	\$0	\$402	\$402	\$402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,206
Utilities	\$1,640	\$1,645	\$1,697	\$1,436	\$1,766	\$1,623	\$1,618	\$1,337	\$1,645	\$2,204	\$0	\$0	\$16,611
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	\$190	\$0	\$0	\$1,046
Supplies	\$681	\$751	\$1,163	\$1,689	\$1,243	\$1,183	\$3,607	\$493	\$1,859	\$2,847	\$0	\$0	\$15,517
Uniforms	\$0	\$0	\$1,778	\$0	\$84	\$0	\$0	\$0	\$0	\$145	\$0	\$0	\$2,007
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	\$9,191	\$0	\$0	\$66,167
Cart Maintenance	\$1,709	\$521	(\$546)	\$1,392	\$120	\$287	\$0	\$0	\$389	\$50	\$0	\$0	\$3,920
Driving Range	\$0	\$0	\$0	\$3,174	\$0	\$0	\$254	\$0	\$220	\$1,185	\$0	\$0	\$4,833
Total Golf Operation Expenditures	\$29,381	\$32,508	\$23,712	\$39,394	\$33,377	\$36,493	\$41,343	\$34,367	\$34,538	\$38,595	\$0	\$0	\$343,709

Merchandise Sales:

Cost of Goods Sold	\$806	\$6,230	\$3,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$28,457	\$0	\$0	\$82,288
Total Merchandise Sales	\$806	\$6,230	\$3,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$28,457	\$0	\$0	\$82,288

Golf Course Maintenance:

Salaries	\$34,970	\$38,528	\$32,514	\$37,480	\$32,223	\$36,167	\$34,784	\$36,402	\$34,603	\$35,837	\$0	\$0	\$353,608
Administrative Fees	\$940	\$958	\$815	\$932	\$815	\$903	\$1,046	\$903	\$874	\$903	\$0	\$0	\$9,089
FICA Expense	\$2,599	\$2,910	\$2,392	\$2,776	\$2,392	\$2,678	\$2,467	\$2,736	\$2,562	\$2,653	\$0	\$0	\$26,166
Employee Insurance	\$2,209	\$4,974	\$3,720	\$3,672	\$4,820	\$3,750	\$3,182	\$4,318	\$4,009	\$4,106	\$0	\$0	\$38,760
Workers Compensation	\$953	\$1,048	\$889	\$1,022	\$881	\$986	\$902	\$992	\$944	\$977	\$0	\$0	\$9,594
Unemployment	\$129	\$178	\$147	\$2,448	\$1,419	\$1,035	\$464	\$189	\$113	\$105	\$0	\$0	\$6,267
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$5,000
Fire Alarm System	\$171	\$171	\$216	\$171	\$171	\$171	\$171	\$171	\$256	\$256	\$0	\$0	\$1,921
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	\$2,475	\$0	\$0	\$22,100
Repairs	\$2,721	\$3,896	\$1,827	\$3,449	\$2,144	\$3,382	\$3,919	\$4,311	\$1,270	\$2,053	\$0	\$0	\$28,972
Fuel & Oil	\$2,353	\$2,413	\$3,036	\$2,297	\$2,275	\$2,467	\$1,931	\$1,856	\$1,507	\$3,359	\$0	\$0	\$23,496
Pest Control	\$327	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$154	\$0	\$0	\$1,097
Irrigation/Drainage	\$1,120	\$1,140	\$1,328	\$1,540	\$922	\$1,554	\$787	\$1,485	\$2,417	\$1,798	\$0	\$0	\$14,090
Sand and Topsoil	\$0	\$0	\$84	\$353	\$3,073	\$1,231	\$970	\$1,282	\$0	\$959	\$0	\$0	\$8,905
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	\$12,591	\$0	\$0	\$113,211
Seed/Sod	\$0	\$349	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$0	\$0	\$9,363
Trash Removal	\$282	\$141	\$141	\$282	\$141	\$141	\$141	\$141	\$141	\$141	\$0	\$0	\$1,549
Contingency	\$0	\$0	\$536	\$536	\$536	\$536	\$536	\$536	\$536	\$1,053	\$0	\$0	\$4,803
First Aid	\$199	\$0	\$0	\$160	\$0	\$0	\$202	\$134	\$0	\$347	\$0	\$0	\$1,043
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	\$1,319	\$0	\$0	\$5,013
Training	\$0	\$0	\$223	\$0	\$686	\$0	\$0	\$342	\$680	\$0	\$0	\$0	\$1,931
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
Soil & Water Testing	\$0	\$0	\$0	\$0	\$585	\$757	\$592	\$592	\$745	\$592	\$0	\$0	\$6,789
Uniforms	\$771	\$548	\$1,048	\$560	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$14,770	\$0	\$0	\$144,379
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	\$86,948	\$0	\$0	\$845,858

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	\$83	\$83	\$20	\$20	\$0	\$0	\$410
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Trustee Fees	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$194	\$194	\$0	\$0	\$3,121
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$1,250
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$46,900
Insurance	\$5,501	\$5,501	\$6,360	\$5,501	\$5,501	\$5,501	\$5,501	\$5,501	\$5,501	\$5,501	\$0	\$0	\$55,867
Property Taxes	\$0	\$571	\$1,964	\$1,535	\$1,535	\$1,535	\$1,535	\$1,535	\$1,535	\$1,535	\$0	\$0	\$13,277
Total Administrative Expenditures	\$11,095	\$11,362	\$13,614	\$12,856	\$12,325	\$13,230	\$12,325	\$12,296	\$12,147	\$12,147	\$0	\$0	\$123,398
<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	\$131,920	\$127,219	\$0	\$0	\$1,560,499
Total Expenditures	\$120,039	\$143,329	\$150,382	\$163,398	\$155,325	\$157,441	\$157,713	\$150,763	\$145,434	\$176,834	\$0	\$0	\$1,520,650
Operating Income (Loss)	(\$7,177)	\$2,824	(\$20,258)	\$20,610	\$66,728	\$57,891	(\$7,415)	(\$10,225)	(\$13,514)	(\$49,615)	\$0	\$0	\$39,849
<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	\$46,530	\$46,530	\$0	\$0	\$465,296
Interest Income	\$42	\$46	\$35	\$36	\$36	\$30	\$13	\$5	\$2	\$1	\$0	\$0	\$248
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)	(\$13,069)	\$0	\$0	(\$130,688)
Principal Expense	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	(\$34,167)	\$0	\$0	(\$341,667)
Total Non Operating Revenues/(Expenditures)	(\$664)	(\$660)	(\$671)	(\$670)	(\$670)	(\$676)	(\$692)	(\$701)	(\$704)	(\$704)	\$0	\$0	(\$6,811)
Net Non Operating Income / (Loss)	(\$7,841)	\$2,164	(\$20,928)	\$19,940	\$66,058	\$57,215	(\$8,108)	(\$10,925)	(\$14,218)	(\$50,319)	\$0	\$0	\$33,038

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	\$11,103	\$0	\$0	\$95,511
Total Revenues	\$6,479	\$8,654	\$10,744	\$8,375	\$12,097	\$9,935	\$10,715	\$8,607	\$8,801	\$11,103	\$0	\$0	\$95,511
<i>Expenditures</i>													
Cost of Goods Sold	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$28,457	\$0	\$0	\$82,388
Total Expenditures	\$806	\$6,230	\$8,527	\$7,960	\$6,389	\$5,813	\$8,297	\$4,651	\$5,259	\$28,457	\$0	\$0	\$82,388
Operating Income (Loss)	\$5,673	\$2,424	\$2,217	\$415	\$5,709	\$4,123	\$2,418	\$3,956	\$3,542	(\$17,354)	\$0	\$0	\$13,123

**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:	\$280,145
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 7/31/19	Actuals 7/31/20	Variance	Year to Date 7/31/19	Year to Date 7/31/20	Variance
<i>Revenues:</i>						
Greens Fees	\$ 70,159	\$ 88,398	\$ 18,239	\$ 1,174,638	\$ 1,130,309	\$ (44,329)
Gift Cards - Sales	\$ 593	\$ 275	\$ (318)	\$ 10,914	\$ 6,820	\$ (4,094)
Gift Cards - Usage	\$ (837)	\$ (456)	\$ 381	\$ (14,099)	\$ (11,074)	\$ 3,025
Season Advance/Trail Fees	\$ 14,236	\$ 17,113	\$ 2,877	\$ 178,934	\$ 180,396	\$ 1,462
Associate Memberships	\$ 1,185	\$ 1,738	\$ 553	\$ 32,627	\$ 33,180	\$ 553
Driving Range	\$ 4,344	\$ 5,681	\$ 1,337	\$ 59,694	\$ 62,978	\$ 3,284
Golf Lessons	\$ 175	\$ 175	\$ -	\$ 1,750	\$ 1,690	\$ (60)
Merchandise Sales	\$ 9,125	\$ 11,103	\$ 1,978	\$ 113,326	\$ 95,511	\$ (17,814)
Restaurant	\$ 1,091	\$ 1,076	\$ (15)	\$ 21,081	\$ 21,884	\$ 803
Special Assessments - Operations	\$ 1,877	\$ 1,877	\$ -	\$ 18,773	\$ 18,773	\$ -
Miscellaneous Income	\$ 887	\$ 239	\$ (648)	\$ 22,720	\$ 20,032	\$ (2,688)
Total Revenues	<u>\$ 102,834</u>	<u>\$ 127,219</u>	<u>\$ 24,385</u>	<u>\$ 1,620,357</u>	<u>\$ 1,560,499</u>	<u>\$ (59,858)</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 8,813	\$ 9,576	\$ (764)	\$ 120,884	\$ 102,924	\$ 17,961
Restaurant	\$ 1,068	\$ 1,110	\$ (42)	\$ 10,461	\$ 9,245	\$ 1,217
Golf Operations	\$ 29,477	\$ 38,595	\$ (9,118)	\$ 295,222	\$ 343,709	\$ (48,488)
Merchandise Sales	\$ 7,038	\$ 28,457	\$ (21,419)	\$ 72,989	\$ 82,388	\$ (9,399)
Golf Course Maintenance	\$ 85,117	\$ 86,948	\$ (1,831)	\$ 867,180	\$ 845,858	\$ 21,322
Administrative	\$ 11,884	\$ 12,147	\$ (263)	\$ 117,573	\$ 123,398	\$ (5,824)
Reserves	\$ 2,513	\$ -	\$ 2,513	\$ 32,171	\$ 13,129	\$ 19,042
Total Expenditures	<u>\$ 145,910</u>	<u>\$ 176,834</u>	<u>\$ (30,924)</u>	<u>\$ 1,516,480</u>	<u>\$ 1,520,650</u>	<u>\$ (4,170)</u>
Operating Income/(Loss)	<u><u>\$ (43,075)</u></u>	<u><u>\$ (49,615)</u></u>	<u><u>\$ (6,540)</u></u>	<u><u>\$ 103,877</u></u>	<u><u>\$ 39,849</u></u>	<u><u>\$ (64,028)</u></u>

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	\$ 158,659	\$ 109,045	\$ 72,502			
Revenues															
Golf Course	\$ 112,863	\$ 146,154	\$ 130,124	\$ 183,998	\$ 222,053	\$ 215,332	\$ 150,298	\$ 140,538	\$ 131,920	\$ 127,219	\$ 126,533	\$ 139,952	\$ 1,826,983		
Course Operations	\$ 111,625	\$ 144,136	\$ 127,508	\$ 181,971	\$ 218,546	\$ 212,960	\$ 147,237	\$ 138,668	\$ 129,821	\$ 126,144	\$ 125,251	\$ 138,532	\$ 1,802,398		
Restaurant	\$ 1,237	\$ 2,018	\$ 2,617	\$ 2,027	\$ 3,507	\$ 2,372	\$ 3,061	\$ 1,870	\$ 2,099	\$ 1,076	\$ 1,282	\$ 1,420	\$ 24,586		
Total All Cash	\$ 183,065	\$ 209,055	\$ 195,851	\$ 229,466	\$ 288,131	\$ 348,138	\$ 340,995	\$ 323,820	\$ 304,093	\$ 285,879	\$ 235,578	\$ 212,453	\$ 1,826,983		
Expenses															
Golf Course	\$ 120,163	\$ 143,329	\$ 150,382	\$ 163,388	\$ 155,325	\$ 157,441	\$ 157,713	\$ 151,646	\$ 145,434	\$ 176,834	\$ 163,076	\$ 163,164	\$ 1,847,897		
Course Operations	\$ 119,195	\$ 142,377	\$ 149,488	\$ 162,509	\$ 154,296	\$ 156,480	\$ 156,915	\$ 150,972	\$ 144,455	\$ 175,724	\$ 162,255	\$ 162,255	\$ 1,836,923		
Restaurant	\$ 968	\$ 953	\$ 894	\$ 879	\$ 1,029	\$ 961	\$ 798	\$ 674	\$ 979	\$ 1,110	\$ 820	\$ 909	\$ 10,974		
Cash Less Expenses	\$ 62,902	\$ 65,726	\$ 45,468	\$ 66,078	\$ 132,806	\$ 190,697	\$ 183,281	\$ 172,173	\$ 158,659	\$ 109,045	\$ 72,502	\$ 49,289			

Projected Revenues FY 2020 \$ 1,826,983
 Projected Expenses FY 2020 \$ 1,847,897
 Projected Surplus/Deficit FY 2 \$ (20,913)

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

<u>Rounds of Golf</u>	Monthly		Year to Date	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	447	10%	4,936	11%
Rounds of Golf- CDD Resident	679	16%	8,032	18%
Rounds of Golf - Public	1,626	38%	16,187	36%
Rounds of Golf - Golf Now / EZ Links	482	11%	3,025	7%
Rounds of Golf- Tournaments	0	0%	0	0%
Rounds of Golf- Misc	0	0%	0	0%
Rain Check Issued	(109)	-3%	(655)	-1%
Total Paid Rounds	3,125		31,525	
<u>Member Rounds</u>				
Rounds of Golf - Members	644	15%	7,711	17%
Total Member Rounds	644		7,711	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	186	4%	1,578	4%
Rounds of Golf- Other Comp	82	2%	1,290	3%
Total Comp Rounds	268		2,868	
Rounds of golf - GolfNow/EZ Links	299	7%	2,514	6%
TOTAL ROUNDS OF GOLF	4,336	100%	44,618	100%

PY		PY		Vs. PY		Vs. PY	
Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date
358	5,562	89	(626)				
453	7,731	226	301				
1,818	21,412	(192)	(5,225)				
123	2,038	359	987				
38	270	(38)	(270)				
0		0	0				
(132)	(758)	23	103				
2,658	36,255	467	(4,730)				
497	6,469	147	1,242				
497	6,469	147	1,242				
131	1,353	55	225				
50	1,407	32	(117)				
181	2,760	87	108				
186	2,406	113	108				
3,522	47,890	814	(3,272)				

<u>Revenues</u>	Monthly		Year to Date	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$15,383	17%	\$199,600	18%
Rounds of Golf- CDD Resident	\$18,841	20%	\$259,249	24%
Rounds of Golf - Public	\$45,839	49%	\$541,684	50%
Rounds of Golf - Golf Now / EZ Links	\$15,826	17%	\$111,148	10%
Rounds of Golf- Tournaments	\$0	0%	\$0	0%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$2,710)	-3%	(\$18,204)	-2%
TOTAL GREENS FEE REVENUE	\$93,179	100%	\$1,093,477	100%

PY		PY		Vs. PY		Vs. PY	
Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date
\$11,018	\$199,812	\$4,365	(\$212)				
\$11,202	\$225,115	\$7,639	\$34,134				
\$45,200	\$679,013	\$639	(\$137,329)				
\$3,517	\$79,051	\$12,309	\$32,097				
\$1,065	\$6,477	(\$1,065)	(\$6,477)				
\$0	\$0	\$0	\$0				
(\$2,495)	(\$17,880)	(\$215)	(\$324)				
\$69,507	\$1,171,588	\$23,672	(\$78,111)				

<u>Average \$ per Round of Golf</u>	Monthly		Year to Date	
<u>Average \$ per round of Golf</u>				
Rounds of Golf- Associate Member	\$34.41		\$40.44	
Rounds of Golf- CDD Resident	\$27.75		\$32.28	
Rounds of Golf - Public	\$28.19		\$33.46	
Rounds of Golf - Golf Now / EZ Links	\$32.83		\$36.74	
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!	
Rounds of Golf- Misc	\$0.00		\$0.00	
Rain Check Issued	\$24.86		\$27.79	
TOTAL - Average \$ per round of Golf	\$29.82		\$34.69	

PY		PY		Vs. PY		Vs. PY	
Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date
\$30.78	\$35.92	\$3.64	\$4.51				
\$24.73	\$29.12	\$3.02	\$3.16				
\$24.86	\$31.71	\$3.33	\$1.75				
\$28.59	\$38.79	\$4.24	(\$2.05)				
\$28.03	\$23.99	#DIV/0!	#DIV/0!				
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!				
\$18.90	\$23.59	\$5.96	\$4.20				
\$26.15	\$32.32	\$3.67	\$2.37				

	Monthly	Year to Date
Membership Revenue	\$17,133	\$179,872
Average \$ per round of Golf	\$26.60	\$23.33

PY		PY		Vs. PY		Vs. PY	
Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date	Monthly	Year to Date
\$14,236	\$175,735	\$2,897	\$4,137				
\$28.64	\$27.17	(\$2.04)	(\$3.84)				