



**Viera East
Community Development
District**

Unaudited Financial Reporting

December 31, 2020



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

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Golf Course/Recreation</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>						
Operating Account	\$2,523,327	\$217,282	---	---	\$391,553	\$3,132,163
Accounts Receivable	---	---	---	---	\$1,303	\$1,303
Rent Receivable	---	---	---	---	\$1,476	\$1,476
Due From Golf Course	\$19,761	---	---	---	---	\$19,761
Due From General Fund	---	---	\$1,479,371	---	\$396,110	\$1,875,481
Due from Debt Service	\$11,030	---	---	---	\$22,922	\$33,953
Due from Other	---	---	---	---	\$2,678	\$2,678
Due from Capital Projects	---	---	---	---	\$750	\$750
Inventory - Pro Shop	---	---	---	---	\$54,968	\$54,968
<i>Investments:</i>						
State Board	---	\$81,740	---	---	---	\$81,740
Benefit Assessment- Series 2012	---	---	---	---	\$4,108	\$4,108
Reserve - Series 2012	---	---	---	---	\$280,130	\$280,130
Bond Service- Series 2006	---	---	\$961,201	---	---	\$961,201
Reserve- Series 2020	---	---	\$234,596	---	---	\$234,596
Temporary Interest Series 2020	---	---	\$361,238	---	---	\$361,238
Project- Series 2020	---	---	---	\$5,035,365	---	\$5,035,365
Cost of Issuance- Series 2020	---	---	---	\$55,075	---	\$55,075
Improvements (Net of Depreciation)	---	---	---	---	\$1,191,838	\$1,191,838
Prepaid Expenses- Operations	\$9,483	---	---	---	\$91,561	\$101,044
Total Assets	\$2,563,602	\$299,022	\$3,036,405	\$5,090,440	\$2,439,397	\$13,428,866
<i>Liabilities</i>						
Accounts Payable	\$2,467	---	---	---	\$15,956	\$18,423
Accrued Expenses	\$23,419	---	---	---	\$12,037	\$35,456
Deferred Revenue- Season Advance	---	---	---	---	\$99,431	\$99,431
Deferred Revenue- Special Assessments O&M	---	---	---	---	\$13,674	\$13,674
Deferred Revenue- Special Assessments Debt	---	---	---	---	\$342,713	\$342,713
Deposit-Divots Grill	---	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$11,030	---	\$19,761	\$30,792
Accrued Interest Payable	---	---	---	---	\$65,655	\$65,655
Accrued Principal Payable	---	---	---	---	\$70,833	\$70,833
Sales Tax Payable	---	---	---	---	\$16,955	\$16,955
Event Deposits	---	---	---	---	\$167	\$167
Due to Golf Course	\$396,110	---	\$22,922	---	---	\$419,032
Due to Debt Service	\$1,479,371	---	---	---	---	\$1,479,371
Accrued Payroll Payable	\$7,952	---	---	---	\$12,684	\$20,636
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	---	---	---	---	(\$1,362,624)	(\$1,362,624)
<i>Fund Balances</i>						
Assigned - First Quarter	\$176,000	---	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$9,483	---	---	---	---	\$9,483
Unassigned	\$468,800	---	---	---	---	\$468,800
Assigned- Capital Reserve Fund	---	\$299,022	---	---	---	\$299,022
Restricted for Capital Projects	---	---	---	\$5,090,440	---	\$5,090,440
Restricted for Debt Service	---	---	\$3,002,452	---	---	\$3,002,452
Total Liabilities, Fund Equity, Other	\$2,563,602	\$299,022	\$3,036,405	\$5,090,440	\$2,439,397	\$13,428,866

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<i>Revenues</i>				
Maintenance Assessments	\$808,157	\$699,913	\$699,913	\$0
Golf Course Administrative Services	\$56,280	\$14,070	\$14,070	\$0
Interest Income	\$100	\$25	\$0	(\$25)
Total Revenues	\$864,536	\$714,008	\$713,983	(\$25)
<i>Administrative Expenditures</i>				
Supervisors Fees	\$30,496	\$7,624	\$7,961	(\$337)
Engineering Fees	\$5,000	\$1,250	\$475	\$775
Attorney's Fees	\$5,000	\$1,250	\$1,524	(\$274)
Dissemination	\$1,000	\$250	\$250	\$0
Trustee Fees	\$5,600	\$1,400	\$1,400	(\$0)
Annual Audit	\$6,500	\$1,625	\$825	\$800
Collection Agent	\$2,500	\$625	\$625	(\$0)
Management Fees	\$100,440	\$25,110	\$25,110	\$0
Postage	\$1,500	\$375	\$701	(\$326)
Printing & Binding	\$2,500	\$625	\$401	\$224
Insurance- Liability	\$7,475	\$1,869	\$1,825	\$44
Legal Advertising	\$1,500	\$375	\$296	\$79
Other Current Charges	\$1,500	\$375	\$166	\$209
Office Supplies	\$1,500	\$375	\$60	\$315
Dues & Licenses	\$175	\$44	\$44	(\$0)
Information Technology	\$3,400	\$850	\$850	\$0
Total Administrative	\$176,086	\$44,022	\$42,513	\$1,508

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<i><u>Operating Expenditures</u></i>				
Salaries	\$149,299	\$37,325	\$36,995	\$330
Administrative Fee	\$1,659	\$415	\$857	(\$442)
FICA Expense	\$11,421	\$2,855	\$2,153	\$702
Employee Insurance	\$16,914	\$4,229	\$3,844	\$384
Workers Compensation	\$2,926	\$732	\$858	(\$127)
Unemployment	\$853	\$213	\$343	(\$130)
Other Contractual	\$7,500	\$1,875	\$2,590	(\$715)
Training	\$500	\$125	\$0	\$125
Uniforms	\$500	\$125	\$0	\$125
Total Operating	\$191,572	\$47,893	\$47,639	\$254
<i><u>Maintenance Expenditures</u></i>				
Canal Maintenance	\$14,000	\$3,500	\$0	\$3,500
Lake Bank Restoration	\$60,000	\$60,000	\$57,000	\$3,000
Environmental Services	\$20,000	\$5,000	\$1,398	\$3,602
Water Management System	\$99,000	\$24,750	\$29,082	(\$4,332)
Control Burns	\$15,000	\$3,750	\$0	\$3,750
Contingencies	\$2,000	\$500	\$0	\$500
Fire Line Maintenance	\$3,000	\$750	\$0	\$750
Basin Repair	\$4,000	\$1,000	\$0	\$1,000
Total Maintenance	\$217,000	\$99,250	\$87,480	\$11,770

Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<i><u>Grounds Maintenance Expenditures</u></i>				
Salaries	\$140,787	\$35,197	\$33,898	\$1,299
Administrative Fees	\$3,684	\$921	\$1,015	(\$94)
FICA	\$10,770	\$2,693	\$2,519	\$174
Health Insurance	\$18,818	\$4,705	\$4,145	\$560
Workers Compensation	\$2,759	\$690	\$926	(\$236)
Unemployment	\$2,120	\$530	\$248	\$282
Telephone	\$6,250	\$1,563	\$1,730	(\$168)
Utilities	\$5,500	\$1,375	\$1,820	(\$445)
Property Appraiser	\$1,990	\$1,990	\$1,989	\$2
Insurance	\$1,663	\$416	\$375	\$41
Repairs	\$15,000	\$3,750	\$5,511	(\$1,761)
Fuel	\$10,000	\$2,500	\$2,485	\$15
Park Maintenance	\$2,500	\$625	\$480	\$145
Sidewalk Maintenance	\$5,000	\$1,250	\$0	\$1,250
Chemicals	\$4,000	\$1,000	\$0	\$1,000
Contingencies	\$4,000	\$1,000	\$1,150	(\$150)
Refuse	\$6,000	\$1,500	\$960	\$540
Office Supplies	\$750	\$750	\$723	\$27
Uniforms	\$3,000	\$750	\$692	\$58
Fire Alarm System	\$6,500	\$1,625	\$1,611	\$14
Rain Bird Pump System	\$27,576	\$6,894	\$7,125	(\$231)
Total Grounds Maintenance	\$278,667	\$71,722	\$69,402	\$2,320
Total Expenditures	\$863,325	\$262,886	\$247,034	\$15,853
Operating Income (Loss)	\$1,211	\$451,122	\$466,950	\$15,828
<i><u>Non Operating Revenues/(Expenditures)</u></i>				
Reserve Funding- Transfer Out (Capital Reserve)	(\$1,211)	\$0	\$0	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0
Total Non Operating Revenues/(Expenditures)	(\$1,211)	\$0	\$0	\$0
Excess Revenue/(Expenditures)	(\$0)	\$451,122	\$466,950	\$15,828
Beginning Fund Balance	\$0		\$187,333	
Ending Fund Balance	\$0		\$654,283	

Viera East

Community Development District

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

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
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Revenues

Interest Income	\$2,500	\$625	\$52	(\$573)
Reserve Funding - Transfer In (General)	\$1,211	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf)	\$31,219	\$0	\$0	\$0
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
Total Revenues	\$34,930	\$625	\$52	(\$573)

Expenditures

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

Excess Revenues/(Expenditures)	(\$90,070)		\$52	
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Beginning Fund Balance	\$229,102		\$298,970	
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Ending Fund Balance	\$139,032		\$299,022	
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Viera East
Community Development District

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

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<i>FY2021</i>			
Total			<u>\$ -</u>

Viera East

Community Development District

Debt Service Fund Series 2006
Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
Revenues				
Special Assessments	\$2,376,297	\$2,058,019	\$2,058,019	\$0
Interest Income	\$1,500	\$375	\$6	(\$369)
Total Revenues	\$2,377,797	\$2,058,394	\$2,058,024	(\$369)
Expenditures				
Series 2006				
Interest-11/1	\$126,644	\$126,644	\$126,644	\$0
Interest-5/1	\$126,644	\$0	\$0	\$0
Principal-5/1	\$2,140,000	\$0	\$0	\$0
Total Expenditures	\$2,393,288	\$126,644	\$126,644	\$0
Excess Revenues/(Expenditures)	(\$15,491)		\$1,931,381	
Beginning Fund Balance	\$522,357		\$475,238	
Ending Fund Balance	\$506,866		\$2,406,619	

Viera East

Community Development District

Debt Service Fund Series 2020
Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<u>Revenues</u>				
Interest Income	\$1,000	\$250	\$8	(\$242)
Total Revenues	\$1,000	\$250	\$8	(\$242)
<u>Expenditures</u>				
<u>Series 2020</u>				
Interest-11/1	\$52,679	\$52,679	\$52,679	\$0
Interest-5/1	\$90,308	\$0	\$0	\$0
Total Expenditures	\$142,987	\$52,679	\$52,679	\$0
Excess Revenues/(Expenditures)	(\$141,987)		(\$52,672)	
Beginning Fund Balance	\$648,505		\$648,505	
Ending Fund Balance	\$506,518		\$595,833	

Viera East

Community Development District

Capital Projects Fund Series 2020
Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Actual 12/31/20
<u>Revenues</u>	
Interest Income	\$72
Total Revenues	\$72
<u>Expenditures</u>	
Capital Outlay	\$999,184
Cost of Issuance	\$0
Total Expenditures	\$999,184
Excess Revenues/(Expenditures)	(\$999,112)
Beginning Fund Balance	\$6,089,551
Ending Fund Balance	\$5,090,440

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

	Number of Rounds			Revenue per Round			
	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
Paid Rounds	35,250	3,532	2,707	825	9,741	7,378	2,363
Member Rounds	10,000	816	768	48	2,763	2,093	670
Comp Rounds	3,000	234	230	4	623	628	(5)
EZ Links	3,000	0	230	(230)	-	561	(561)
GolfNow	2,000	293	154	139	834	419	415
Total Memberships	60	21	-	21	33	60	(27)
Revenue per Round							
Paid Rounds	\$40	\$37	\$46	(\$9)	\$35	\$46	(\$10)

Revenues							
Greens Fees/Cart Fees	\$1,426,357	\$130,099	\$123,380	\$6,719	\$345,109	\$338,047	\$7,062
Gift Cards - Sales	\$25,000	\$3,462	\$2,163	\$1,299	\$4,556	\$5,925	(\$1,369)
Gift Cards - Usage	(\$25,000)	(\$2,812)	(\$2,163)	(\$650)	(\$4,098)	(\$5,925)	\$1,827
Season Advance/Trail Fees	\$210,000	\$22,572	\$18,165	\$4,407	\$61,229	\$49,770	\$11,459
Associate Memberships	\$42,000	\$4,661	\$3,633	\$1,028	\$11,692	\$9,954	\$1,738
Driving Range	\$80,000	\$8,358	\$6,920	\$1,438	\$20,336	\$18,960	\$1,376
Golf Lessons	\$2,100	\$175	\$182	(\$7)	\$525	\$498	\$27
Merchandise Sales	\$115,000	\$10,462	\$9,948	\$514	\$29,425	\$27,255	\$2,170
Restaurant	\$20,000	\$4,837	\$1,730	\$3,107	\$10,337	\$4,740	\$5,597
Special Assessments - Operations	\$18,239	\$1,519	\$1,519	\$0	\$4,558	\$4,558	\$0
Miscellaneous Income	\$15,000	\$189	\$1,250	(\$1,060)	\$3,201	\$3,749	(\$548)
Total Revenues	\$1,928,696	\$183,522	\$166,726	\$16,796	\$486,868	\$457,530	\$29,338

Golf Course Expenditures							
Other Contractual Services	\$15,000	\$1,035	\$1,250	\$215	\$2,779	\$3,749	\$969
Telephone/Internet	\$5,500	\$106	\$458	\$352	\$318	\$1,374	\$1,056
Postage	\$2,000	\$1,495	\$167	(\$1,328)	\$1,536	\$500	(\$1,036)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Utilities	\$15,900	\$1,201	\$1,324	\$123	\$3,706	\$3,973	\$268
Repairs & Maintenance	\$8,000	\$0	\$666	\$666	\$669	\$1,999	\$1,330
Advertising	\$45,000	\$4,117	\$3,749	(\$368)	\$5,866	\$11,246	\$5,380
Bank Charges	\$35,000	\$3,184	\$2,916	(\$268)	\$8,628	\$8,747	\$119
Office Supplies	\$4,000	\$115	\$333	\$218	\$520	\$1,000	\$479
Operating Supplies	\$5,000	\$566	\$417	(\$149)	\$1,353	\$1,250	(\$103)
Dues, Licenses & Subscriptions	\$8,000	\$293	\$666	\$374	\$473	\$1,999	\$1,527
Drug Testing - All Departments	\$500	\$49	\$42	(\$7)	\$49	\$125	\$76
Training, Education & Employee Relations	\$3,000	\$0	\$250	\$250	\$432	\$750	\$318
Contractual Security	\$3,000	\$662	\$250	(\$413)	\$1,664	\$750	(\$914)
IT Services	\$3,000	\$0	\$250	\$250	\$435	\$750	\$315
Total Golf Course Expenditures	\$153,900	\$12,822	\$12,820	(\$2)	\$28,426	\$38,460	\$10,033

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Pest Control	\$1,200	\$95	\$92	(\$3)	\$285	\$251	(\$34)
Equipment Lease	\$1,100	\$100	\$84	(\$15)	\$346	\$230	(\$116)
Total Restaurant Expenditures	\$2,300	\$195	\$177	(\$18)	\$632	\$481	(\$150)

<i>Golf Operation Expenditures</i>							
Salaries	\$210,900	\$16,814	\$17,574	\$760	\$51,133	\$52,723	\$1,590
Administrative Fee	\$19,957	\$1,511	\$1,663	\$152	\$4,913	\$4,989	\$76
FICA Expense	\$16,547	\$1,286	\$1,379	\$93	\$3,912	\$4,137	\$225
Health Insurance	\$707	\$33	\$59	\$26	\$118	\$177	\$58
Workers Compensation	\$4,239	\$459	\$353	(\$106)	\$1,396	\$1,060	(\$337)
Unemployment	\$12,786	\$569	\$1,065	\$497	\$1,604	\$3,196	\$1,592
Golf Printing	\$2,200	\$1,200	\$183	(\$1,017)	\$1,200	\$550	(\$650)
Utilities	\$22,500	\$1,517	\$1,875	\$358	\$4,832	\$5,625	\$793
Repairs	\$250	\$0	\$21	\$21	\$0	\$63	\$63
Pest Control	\$1,200	\$95	\$100	\$5	\$285	\$300	\$15
Supplies	\$10,000	\$876	\$833	(\$42)	\$3,305	\$2,500	(\$805)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$375	\$375
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$500	\$500
Fuel	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Cart Lease	\$99,000	\$7,776	\$8,250	\$474	\$22,638	\$24,750	\$2,112
Cart Maintenance	\$4,000	\$1,275	\$333	(\$941)	\$1,797	\$1,000	(\$797)
Driving Range	\$10,000	\$733	\$833	\$101	\$765	\$2,500	\$1,735
Total Golf Operation Expenditures	\$418,286	\$34,144	\$34,856	\$713	\$97,898	\$104,569	\$6,671

<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$8,630	\$6,417	(\$2,213)	\$19,353	\$19,250	(\$103)
Total Merchandise Sales	\$77,000	\$8,630	\$6,417	(\$2,213)	\$19,353	\$19,250	(\$103)

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

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$452,632	\$31,368	\$37,719	\$6,352	\$102,431	\$113,158	\$10,727
Administrative Fees	\$11,919	\$822	\$993	\$172	\$2,708	\$2,980	\$271
FICA Expense	\$3,756	\$2,279	\$313	(\$1,966)	\$7,499	\$939	(\$6,560)
Employee Insurance	\$49,336	\$2,834	\$4,111	\$1,277	\$12,673	\$12,334	(\$339)
Workers Compensation	\$11,023	\$856	\$919	\$62	\$2,794	\$2,756	(\$39)
Unemployment	\$8,170	\$334	\$681	\$347	\$334	\$2,043	\$1,708
Consulting Fees	\$6,000	\$500	\$500	\$0	\$1,500	\$1,500	\$0
Fire Alarm System	\$4,000	\$45	\$333	\$288	\$57	\$1,000	\$443
Utilities/Water	\$26,200	\$1,885	\$2,183	\$298	\$6,278	\$6,550	\$272
Repairs	\$48,000	\$817	\$4,000	\$3,183	\$12,928	\$12,000	(\$928)
Fuel & Oil	\$40,000	\$1,038	\$3,333	\$2,295	\$4,836	\$10,000	\$5,164
Pest Control	\$1,000	\$88	\$83	(\$4)	\$263	\$250	(\$13)
Irrigation/Drainage	\$30,000	\$1,527	\$2,500	\$973	\$4,202	\$7,500	\$3,298
Sand and Topsoil	\$26,500	\$0	\$2,208	\$2,208	\$643	\$6,625	\$5,983
Flower/Mulch	\$7,000	\$337	\$583	\$246	\$634	\$1,750	\$1,116
Fertilizer	\$139,000	\$3,618	\$11,583	\$7,965	\$14,045	\$34,750	\$20,705
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$1,681	\$4,125	\$2,444
Trash Removal	\$2,000	\$0	\$167	\$167	\$642	\$500	(\$142)
Contingency	\$6,000	\$0	\$500	\$500	\$0	\$1,500	\$1,500
First Aid	\$800	\$0	\$67	\$67	\$71	\$200	\$129
Office Supplies	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Operating Supplies	\$15,000	\$144	\$1,250	\$1,106	\$2,374	\$3,750	\$1,376
Training	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Janitorial Supplies	\$1,000	\$0	\$83	\$83	\$172	\$250	\$78
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Uniforms	\$8,500	\$777	\$708	(\$69)	\$2,166	\$2,125	(\$41)
Equipment Rental	\$2,000	\$0	\$167	\$167	\$0	\$500	\$500
Equipment Lease	\$165,000	\$13,484	\$13,750	\$266	\$38,124	\$41,250	\$3,126
Small Tools	\$500	\$0	\$42	\$42	\$0	\$125	\$125
Total Golf Course Maintenance	\$1,084,836	\$62,755	\$90,403	\$27,648	\$219,555	\$271,209	\$51,654

Vierra East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending December 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	\$0	\$375	\$375
Arbitrage	\$600	\$20	\$50	\$30	\$60	\$150	\$90
Dissemination	\$1,000	\$83	\$83	\$0	\$250	\$250	\$0
Trustee Fees	\$4,100	\$342	\$342	(\$0)	\$1,025	\$1,025	(\$0)
Annual Audit	\$1,500	\$125	\$125	\$0	\$375	\$375	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$14,070	\$14,070	\$0
Insurance	\$77,000	\$6,127	\$6,417	\$289	\$18,382	\$19,250	\$868
Property Taxes	\$15,000	\$1,126	\$1,250	\$124	\$3,626	\$3,750	\$124
Total Administrative Expenditures	\$156,980	\$12,514	\$13,082	\$568	\$37,789	\$39,245	\$1,456
Total Revenues	\$1,928,696	\$183,522	\$166,726	\$16,796	\$486,868	\$457,530	\$29,338
Total Expenditures	\$1,893,302	\$131,059	\$157,754	\$26,695	\$403,652	\$473,214	\$69,562
Operating Income (Loss)	\$35,394	\$52,463	\$8,972	\$43,492	\$83,217	(\$15,684)	\$98,901
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$560,250	\$46,688	\$46,688	(\$0)	\$140,063	\$140,063	\$0
Interest Income	\$1,000	\$1	\$83	(\$82)	\$3	\$250	(\$247)
Gain on Sale of Asset	\$0	\$0	\$0	\$0	\$45	\$0	\$45
Reserve Funding- Transfer Out (Capital Reserve)	(\$31,219)	\$0	(\$2,602)	(\$2,602)	\$0	\$0	\$0
Interest Expense	(\$140,425)	(\$11,702)	(\$11,702)	\$0	(\$35,106)	(\$35,106)	\$0
Principal Expense	(\$425,000)	(\$35,417)	(\$35,417)	(\$0)	(\$106,250)	(\$106,250)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$35,394)	(\$430)	(\$2,950)	(\$2,684)	(\$1,246)	(\$1,044)	(\$202)
Change in Net Assets	\$0	\$52,033	\$6,022	\$40,808	\$81,970	(\$16,728)	\$98,698
Beginning Net Assets	\$0	----	----	----	(\$1,444,594)	----	----
Ending Net Assets	\$0	----	----	----	(\$1,362,624)	----	----

Viera East General Fund
Month to Month

Revenues	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$196,793	\$503,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$699,913
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$4,690	\$201,483	\$507,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$713,983

Administrative Expenditures

Supervisors' Fees	\$2,678	\$2,384	\$2,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,961
Engineering Fees	\$0	\$0	\$475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475
Attorney's Fees	\$0	\$0	\$1,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,524
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Annual Audit	\$275	\$275	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$825
Collection Agent	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Management Fees	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,110
Postage	\$364	\$198	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$701
Printing & Binding	\$206	\$70	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401
Insurance- Liability	\$608	\$608	\$608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,825
Legal Advertising	\$296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296
Other Current Charges	\$78	\$29	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166
Office Supplies	\$20	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Dues & Licenses	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Information Technology	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
Total Administrative	\$13,953	\$13,011	\$15,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,513

Operating Expenditures

Salaries	\$11,153	\$13,540	\$12,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,995
Administration Fee	\$556	\$157	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$857
FICA Expense	\$382	\$928	\$843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,153
Health Insurance	\$1,281	\$1,281	\$1,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,844
Workers Compensation	\$305	\$218	\$336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$858
Unemployment	\$0	\$152	\$191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343
Other Contractual	\$462	\$1,225	\$903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,590
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	\$14,139	\$17,501	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,639

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	\$17,100	\$39,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,000
Environmental Services	\$123	\$310	\$965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,398
Water Management System	\$7,887	\$8,087	\$13,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,082
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$25,110	\$48,297	\$14,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,480

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$10,364	\$12,255	\$11,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,898
Administrative Fees	\$288	\$409	\$318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,015
FICA	\$780	\$907	\$832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,519
Health Insurance	\$1,452	\$1,428	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,145
Workers Compensation	\$283	\$335	\$308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$926
Unemployment	\$21	\$25	\$202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248
Telephone	\$633	\$544	\$554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,730
Utilities	\$506	\$780	\$534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,820
Property Appraiser	\$0	\$0	\$1,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989
Insurance-Property	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Repairs	\$3,081	\$837	\$1,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,511
Fuel	\$1,442	\$531	\$511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,485
Park Maintenance	\$0	\$0	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$215	\$0	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150
Refuse	\$480	\$240	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$960
Office Supplies	\$512	\$212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$723
Uniforms	\$199	\$247	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$692
Fire Alarm System	\$512	\$588	\$512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,611
Rain Bird Pump System	\$2,298	\$2,298	\$2,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,125
Total Grounds Maintenance	\$23,190	\$21,762	\$24,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,402

Total Expenditures	\$76,391	\$100,571	\$70,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,033,67
Operating Income (Loss)	(\$71,701)	\$100,912	\$437,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466,950

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Non Operating Revenues/Expenditures</i>													
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Operating Revenues/Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenue/(Expenditures)	(\$71,701)	\$100,912	\$437,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466,950

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	3,263	2,946	3,532	0	0	0	0	0	0	0	0	0	9,741
Member Rounds	701	666	816	0	0	0	0	0	0	0	0	0	580
Comp Rounds	237	152	234	0	0	0	0	0	0	0	0	0	2,763
EZ Links	0	0	0	0	0	0	0	0	0	0	0	0	623
GolfNow	285	256	293	0	0	0	0	0	0	0	0	0	-
<i>Revenue per Round</i>													
Paid Rounds	\$33	\$37	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues:</i>													
Greens Fees	\$107,375	\$107,634	\$130,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,109
Gift Cards - Sales	\$458	\$636	\$3,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,556
Gift Cards - Usage	(\$803)	(\$482)	(\$2,812)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$4,099)
Season Advance/Trail Fees	\$18,051	\$20,606	\$22,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,229
Associate Memberships	\$3,950	\$3,081	\$4,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,692
Driving Range	\$5,963	\$6,015	\$8,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,336
Golf Lessons	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,425
Restaurant	\$2,359	\$3,141	\$4,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,337
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,558
Miscellaneous Income	\$2,867	\$145	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,201
Total Revenues	\$151,152	\$152,194	\$183,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,868

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$710	\$1,035	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,779
Telephone/Internet	\$106	\$106	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318
Postage	\$0	\$41	\$1,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,536
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,217	\$1,288	\$1,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,706
Repairs & Maintenance	\$419	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Advertising	(\$350)	\$2,099	\$4,117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,866
Bank Charges	\$2,332	\$3,112	\$3,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,628
Office Supplies	\$78	\$327	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520
Operating Supplies	\$442	\$345	\$566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,353
Dues, Licenses & Subscriptions	\$180	\$0	\$293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$473
Drug Testing - All Departments	\$0	\$0	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49
Training, Education & Employee Relations	\$51	\$381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$432
Contractual Security	\$482	\$519	\$662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,664
IT Services	\$0	\$435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435
Total Golf Course Expenditures	\$5,667	\$9,938	\$12,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,426

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Restaurant Expenditures:</i>													
Pest Control	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Equipment Lease	\$100	\$147	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$346
Total Restaurant Expenditures	\$195	\$242	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$632

Vierra East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Golf Operations:													
Salaries	\$16,087	\$18,232	\$16,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,133
Administrative Fee	\$1,586	\$1,816	\$1,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,913
FICA Expense	\$1,231	\$1,395	\$1,286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,912
Health Insurance	\$43	\$43	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Workers Compensation	\$439	\$498	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,396
Unemployment	\$521	\$515	\$569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,604
Golf Printing	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Utilities	\$1,686	\$1,629	\$1,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,832
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Supplies	\$1,410	\$1,019	\$876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,305
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$7,683	\$7,179	\$7,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,638
Cart Maintenance	\$251	\$272	\$1,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,797
Driving Range	\$32	\$0	\$733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$765
Total Golf Operation Expenditures	\$31,062	\$32,692	\$34,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,898

Merchandise Sales:

Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,352.50
Total Merchandise Sales	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,353

Golf Course Maintenance:

Salaries	\$32,200	\$38,863	\$31,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,431
Administrative Fees	\$832	\$1,035	\$822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,708
FICA Expense	\$2,400	\$2,819	\$2,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,499
Employee Insurance	\$6,053	\$3,786	\$2,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,673
Workers Compensation	\$877	\$1,061	\$856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,794
Unemployment	\$0	\$0	\$334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334
Consulting Fees	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Fire Alarm System	\$512	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$557
Utilities/Water	\$2,072	\$2,322	\$1,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,278
Repairs	\$4,341	\$7,770	\$817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,928
Fuel & Oil	\$2,720	\$1,078	\$1,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,836
Pest Control	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
Irrigation/Drainage	\$1,150	\$1,525	\$1,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,202
Sand and Topsoil	\$321	\$321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
Fertilizer	\$296	\$0	\$337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$634
Flower/Mulch	\$7,254	\$3,173	\$3,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,045
Seed/Sod	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,681
Trash Removal	\$240	\$402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$642
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
First Aid	\$0	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$743	\$1,487	\$144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,374
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lanitorial Supplies	\$17	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$592	\$797	\$777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,166
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$12,688	\$11,952	\$13,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,124
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$75,915	\$80,884	\$62,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,555

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Administrative Expenditures:</i>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$20	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$342	\$342	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025
Annual Audit	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Insurance	\$6,127	\$6,127	\$6,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,382
Property Taxes	\$1,250	\$1,250	\$1,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,626
Total Administrative Expenditures	\$12,637	\$12,637	\$12,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,789
Total Revenues	\$151,152	\$152,194	\$183,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,868
Total Expenditures	\$131,958	\$140,634	\$131,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403,652
Operating Income (Loss)	\$19,193	\$11,560	\$52,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,217
<i>Non Operating Revenues/Expenditures:</i>													
Special Assessments - Debt Service	\$46,688	\$46,688	\$46,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,063
Interest Income	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Gain on Sale of Asset	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$11,702)	(\$11,702)	(\$11,702)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$35,106)
Principal Expense	(\$35,417)	(\$35,417)	(\$35,417)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$106,250)
Total Non Operating Revenues/(Expenditures)	(\$385)	(\$431)	(\$430)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,246)
Net Non Operating Income / (Loss)	\$18,808	\$11,129	\$52,033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,970

Viera East Community Development District

ProShop Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,425
Total Revenues	\$9,238	\$9,725	\$10,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,425
<i>Expenditures</i>													
Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,353
Total Expenditures	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,353
Operating Income (Loss)	\$2,756	\$5,484	\$1,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,072

**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:	\$280,130
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

Series 2020 Special Assessment Revenue Bonds	
Interest Rate:	2% to 2.75%
Maturity Date:	5/1/1938
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$234,591
Reserve Fund Balance:	\$234,596
Bonds outstanding - 7/10/20	\$7,685,000
Current Bonds Outstanding	\$7,685,000

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

	Actuals 12/31/19	Actuals 12/31/20	Variance	Year to Date 12/31/19	Year to Date 12/31/20	Variance
<i>Revenues:</i>						
Greens Fees	\$ 85,489	\$ 130,099	\$ 44,610	\$ 272,389	\$ 345,109	\$ 72,719
Gift Cards - Sales	\$ 1,732	\$ 3,462	\$ 1,729	\$ 2,910	\$ 4,556	\$ 1,645
Gift Cards - Usage	\$ (1,119)	\$ (2,812)	\$ (1,694)	\$ (2,756)	\$ (4,098)	\$ (1,342)
Season Advance/Trail Fees	\$ 18,608	\$ 22,572	\$ 3,964	\$ 50,707	\$ 61,229	\$ 10,522
Associate Memberships	\$ 3,634	\$ 4,661	\$ 1,027	\$ 9,796	\$ 11,692	\$ 1,896
Driving Range	\$ 5,035	\$ 8,358	\$ 3,323	\$ 13,573	\$ 20,336	\$ 6,763
Golf Lessons	\$ 175	\$ 175	\$ -	\$ 525	\$ 525	\$ -
Merchandise Sales	\$ 10,744	\$ 10,462	\$ (282)	\$ 25,877	\$ 29,425	\$ 3,548
Restaurant	\$ 2,617	\$ 4,837	\$ 2,220	\$ 5,872	\$ 10,337	\$ 4,464
Special Assessments - Operations	\$ 1,877	\$ 1,519	\$ (358)	\$ 5,632	\$ 4,558	\$ (1,074)
Miscellaneous Income	\$ 1,331	\$ 189	\$ (1,142)	\$ 4,616	\$ 3,201	\$ (1,415)
Total Revenues	<u>\$ 130,124</u>	<u>\$ 183,522</u>	<u>\$ 53,398</u>	<u>\$ 389,141</u>	<u>\$ 486,868</u>	<u>\$ 97,727</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 13,146	\$ 12,822	\$ 324	\$ 36,914	\$ 28,426	\$ 8,488
Restaurant	\$ 193	\$ 195	\$ (2)	\$ 579	\$ 632	\$ (53)
Golf Operations	\$ 23,712	\$ 34,144	\$ (10,431)	\$ 85,601	\$ 97,898	\$ (12,297)
Merchandise Sales	\$ 8,527	\$ 8,630	\$ (103)	\$ 15,562	\$ 19,353	\$ (3,790)
Golf Course Maintenance	\$ 88,266	\$ 62,755	\$ 25,511	\$ 232,177	\$ 219,555	\$ 12,623
Administrative	\$ 13,614	\$ 12,514	\$ 1,100	\$ 35,767	\$ 37,789	\$ (2,022)
Total Expenditures	<u>\$ 147,458</u>	<u>\$ 131,059</u>	<u>\$ 16,399</u>	<u>\$ 406,601</u>	<u>\$ 403,652</u>	<u>\$ 2,949</u>
Operating Income/(Loss)	<u><u>\$ (17,334)</u></u>	<u><u>\$ 52,463</u></u>	<u><u>\$ 69,797</u></u>	<u><u>\$ (17,460)</u></u>	<u><u>\$ 83,217</u></u>	<u><u>\$ 100,677</u></u>

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

PY - PREVIOUS YEAR

Rounds of Golf	Monthly		Year to Date	
Paid Rounds				
Rounds of Golf- Associate Member	632	13%	1,702	13%
Rounds of Golf- CDD Resident	735	15%	2,110	16%
Rounds of Golf - Public	1,386	29%	4,240	32%
Rounds of Golf - Golf Now / EZ Links	802	17%	1,830	14%
Rounds of Golf- Tournaments	-	0%	-	0%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	(35)	-1%	(149)	-1%
Total Paid Rounds	3,520		9,733	
Member Rounds				
Rounds of Golf - Members	816	17%	2,184	16%
Total Member Rounds	816		2,184	
Comp Rounds				
Rounds of Golf- Staff/Comp	59	1%	318	2%
Rounds of Golf- Other Comp	55	1%	188	1%
Total Comp Rounds	114		506	
Rounds of golf - GolfNow/EZ Links	293	6%	834	6%
TOTAL ROUNDS OF GOLF	4,743	100%	13,257	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
375	1,360	257	342
599	2,131	136	(21)
1,215	4,254	171	(14)
162	386	640	1,444
0	0	0	0
0	0	0	0
(112)	(271)	77	122
2,239	7,860	1,281	1,873
557	1,749	259	435
557	1,749	259	435
102	391	(43)	(73)
61	259	(6)	(71)
163	650	(49)	(144)
203	624	90	210
3,162	10,883	1,581	2,374

Revenues	Monthly		Year to Date	
Greens Fee Revenue				
Rounds of Golf- Associate Member	\$25,028	19%	\$65,854	19%
Rounds of Golf- CDD Resident	\$24,045	19%	\$65,841	19%
Rounds of Golf - Public	\$52,006	40%	\$153,167	44%
Rounds of Golf - Golf Now / EZ Links	\$28,943	22%	\$65,935	19%
Rounds of Golf- Tournaments	\$0	0%	\$0	0%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(909)	-1%	(4,464)	-1%
TOTAL GREENS FEE REVENUE	\$129,113	100%	\$346,333	100%

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$15,140	\$53,037	\$9,888	\$12,817
\$20,056	\$70,412	\$3,989	(\$4,571)
\$41,414	\$135,014	\$10,592	\$18,153
\$5,773	\$15,774	\$23,170	\$50,161
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
(3,779)	(7,127)	\$2,870	\$2,663
\$78,604	\$267,110	\$50,509	\$79,223

Average \$ per Round of Golf	Monthly		Year to Date	
Average \$ per round of Golf				
Rounds of Golf- Associate Member	\$39.60		\$38.69	
Rounds of Golf- CDD Resident	\$32.71		\$31.20	
Rounds of Golf - Public	\$37.52		\$36.12	
Rounds of Golf - Golf Now / EZ Links	\$36.09		\$36.03	
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!	
Rounds of Golf- Misc	\$0.00		\$0.00	
Rain Check Issued	\$25.97		\$29.96	
TOTAL - Average \$ per round of Golf	\$36.68		\$35.58	

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$40.37	\$39.00	(\$0.77)	(\$0.31)
\$33.48	\$33.04	(\$0.77)	(\$1.84)
\$34.09	\$31.74	\$3.44	\$4.39
\$35.64	\$40.87	\$0.45	(\$4.84)
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\$33.74	\$26.30	(\$7.77)	\$3.66
\$35.11	\$33.98	\$1.57	\$1.60

Membership Revenue	Monthly	Year to Date
Average \$ per round of Golf	\$22,572	\$61,228
	\$27.66	

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$18,163	\$53,157	\$4,409	\$8,071
\$32.61	\$30.39	(\$4.95)	(\$30.39)