Viera East
Community Development District

Agenda

November 19, 2026

AGENDA

Viera East
Community Development District

219 E. Livingston St. Orlando, FL 32801
Phone: 407-841-5524

November 12, 2026

Board of Supervisors
Viera East Community
Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Thursday, November 19, 2026, at 6:30 p.m. at the Faith Viera Lutheran Church, 5550 Faith Drive, Viera, FL.**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period
4. New Business
    A. Administration of Oaths of Office to Newly Elected Supervisors in Seats No. 1 & 2
    B. Consideration of Resolution 2027-02 Electing Officers
5. Approval of Minutes of the October 22, 2026, Board of Supervisors Meeting
6. Old Business
    A. Action Items List
7. Staff Reports
    A. General Manager's Report
    B. District Manager's Report
    C. Lifestyle/ Marketing Report
8. Treasurer's Report
    A. Approval of Check Register
    B. Balance Sheet and Income Statements
9. Supervisor's Requests
10. Adjournment

SECTION IV

SECTION B

RESOLUTION 2027-02

A RESOLUTION ELECTING THE OFFICERS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT, BREVARD COUNTY, FLORIDA.

WHEREAS, the Viera East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
VIERA EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on **Thursday, October 22, 2026** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Jennifer DeVries	Chair
Rob Dale	Vice Chair
Ron Rysztogi	Assistant Secretary
Christina Rosean	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jim Moller	Golf Maintenance Superintendent
Jim McSeveny	Resident

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order at 6:30 p.m. All Supervisors were present with the exception of Ms. Yelvington.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comment Period**

Mr. Showe: The next item is the public comment period. We will open it up for any members of the audience who would like to provide comments. We would ask that you state your name and address and please keep your comments to three minutes.

Resident (James McSeveney, 6030 Herons Landing Drive): I want to make all of the Board Members aware, if they're not aware, my wife fell on the CDD sidewalk on the nature trail in Heron's Landing between Thrasher Drive and Herons Landing Drive on Tuesday.

Mr. Dale: Where?

Resident (James McSeveney, 6030 Herons Landing Drive): On your nature trail between Herons Landing Drive and Thrasher Drive.

Mr. Dale: Okay.

Resident (James McSeveney, 6030 Herons Landing Drive): She fell on a raised sidewalk on October 6th. On October 7th, she had surgery, because she had a broken jaw in three places. I saw Jim on Friday when I came back from her operation and he marked the sidewalk, which is marked in numerous places and not all of the places. That sidewalk has been marked three or four times, but the marks disappear and the sidewalk is never fixed. That sidewalk right now, should be closed off, not just marked. It's unsafe as it is, just with marks on it, because kids can ride bicycles, anything down there and fall over. This Board knew about that, because they marked those sidewalks at least three times and each one of you is accountable for what happened to my wife. That's it.

Mr. Dale: I have a follow up question. Jim. You're the former Chair of the Viera East Community Association (VECA). Correct?

Resident (James McSeveney, 6030 Herons Landing Drive): I am no longer on the Board.

Mr. Dale: I said former, in comparison, because I notice a lot of the VECA sidewalks are in disrepair. What are we talking about? Are we talking about half an inch or an inch?

Resident (James McSeveney, 6030 Herons Landing Drive): Some is like that. Some sidewalks are slanted and have a gap. There are so many bad spots in there. You could go there and take a look. You haven't even marked all of them.

Mr. Dale: Okay.

Resident (James McSeveney, 6030 Herons Landing Drive): You've marked it three times. All that happens is the marks go away and the sidewalk never gets repaired.

Mr. Dale: That's something we'll take a look into.

Resident (James McSeveney, 6030 Herons Landing Drive): But it should be closed off, not just marked with red marks. It should be closed off by tomorrow, that part of the sidewalk, from one bollard to the other, so somebody else doesn't get hurt.

Mr. Dale: I appreciate your perspective. You're not on this Board. This Board gets to decide that.

Resident (James McSeveney, 6030 Herons Landing Drive): I agree with you. I'm not on this Board, but I have other options, if you choose to leave that liability.

Mr. Dale: You are more than welcome to do any of your options.

Resident (James McSeveney, 6030 Herons Landing Drive): But apparently you don't care about somebody getting hurt.

Mr. Dale: Nobody said that. I'm very sorry about what happened to your wife. That's horrible. What I'm trying to do, is put it into perspective and ask you a question. But you're very angry and you're coming here and making accusations that we're all liable. That kind of gets my blood going a little bit.

Resident (James McSeveney, 6030 Herons Landing Drive): How would you feel if your wife went into surgery on her birthday? Which even makes it worse. I'm seeing that sidewalk being painted three or four times and never being fixed. I could bring a hundred people in there and say that they see that.

Mr. Dale: I'm not saying that is a good thing, Jim. What I am saying, is we have sidewalks with Oak trees and all sorts of things going under them, all over Viera, in VECA, in the CDD, in the other areas that the county owns. You know this.

Resident (James McSeveney, 6030 Herons Landing Drive): But I've never seen them being marked three or four times and nothing ever happens.

Mr. Dale: That does bother me.

Resident (James McSeveney, 6030 Herons Landing Drive): They have been marked three or four times and nothing happens.

Mr. Dale: That's why I wanted to get a perspective of what we're talking about here. Are we talking a half an inch? Are we talking like several inches?

Resident (James McSeveney, 6030 Herons Landing Drive): An inch. There's one sidewalk that is tilted like this with a gap that wide.

Mr. Dale: Yeah.

Resident (James McSeveney, 6030 Herons Landing Drive): There must be 15 places in that section. Anybody else going down here tomorrow, could get hurt, because it is just marked in paint.

Mr. Dale: I understand.

Resident (James McSeveney, 6030 Herons Landing Drive): That paint will disappear.

Mr. Dale: Well, we certainly don't want anybody else getting hurt.

Resident (James McSeveney, 6030 Herons Landing Drive): I'll be transparent with the Board.

Mr. Dale: Right.

Resident (James McSeveney, 6030 Herons Landing Drive): So, you don't get enough fluster. My wife has chosen not to sue you. Okay. She'll even put it in writing. But she's waiting to see what you're going to do and I'm waiting to see how you respond to this.

Mr. Dale: Gotcha. Fair enough.

Ms. DeVries: So, first of all, I want to tell you that I'm really sorry that that happened to your wife. We give her our best wishes for her recovery. I'm sorry that that happened. As Rob mentioned, there are sidewalks all over Viera East. As Rob said, VECA, blah, blah, blah. What I can tell you, is that we recently purchased a concrete grinder. I don't know if that's going to do this job or not. No, not going to do this job. The other thing that I can tell you, is that we have put additional funding into the budget for this year to do more sidewalk repairs than we have done in the past. It is a process where we have to prioritize. You've been on the Board. You have to prioritize and address it. This will be one that we're paying attention to, obviously, because of your wife's situation. So, I hope that helps.

Resident (James McSeveney, 6030 Herons Landing Drive): Rob, yes, I was aggressive, but you probably would, too, if you see your wife at home sucking through a straw for the last two weeks and at least for another week and a half and then having to eat soft food for another three or four weeks.

Mr. Dale: For that I am very sorry.

Resident (James McSeveney, 6030 Herons Landing Drive): I think that you would understand that there would be an aggressive point, knowing that it's been marked three or four times.

Mr. Dale: Right.

Ms. DeVries: Jim, do you want to say something?

Mr. Moller: Yeah. Mr. McSeveney came into my office and actually I did email Jason. For some reason your email kicked back, so that's probably why you never saw any correspondence. Like Jen said, we do have money set aside for sidewalk repairs. We've already made one repair just on the south side of Solitary Drive. On Herons Landing Trail, there are a

couple of little patches. We are having a concrete company come in to repair that probably next week, weather depending. Then the same thing along Clubhouse Drive on the north-hand side. So, those are the three areas that we can fit in this year's budget.

Mr. Dale: So, what I'm hearing and I know we're kind of out of order and we're kind of breaking our own rules here with regard to how we do this stuff.

Mr. Moller: That was going to be in my report later.

Mr. Dale: So, my question to you is, what I'm hearing is this is going to be fixed next week.

Mr. Moller: Weather permitting, yes.

Mr. Dale: Okay.

Mr. Moller: Yes, we did just south of Solitary Drive yesterday and if the weather holds, we should be fine. But yeah, we're on the slate for next week.

Mr. Dale: Okay. I don't know how practical it is shutting the entire trail down, unless we have a number of spots like that. Do we have a number of spots?

Mr. Moller: There are smaller ones. We can work around any kind of pedestrian or bicycle traffic.

Mr. Dale: Okay.

Mr. Moller: There's no motorized traffic.

Mr. Dale: But what we can do, is we can barricade off that section.

Mr. Moller: Oh, it'll be a safety section.

Mr. Dale: We have barricades that we can set up so nobody goes over that.

Mr. Moller: Correct.

Mr. Dale: So, we don't incur another accident.

Mr. Showe: I think you're talking about during the work.

Mr. Dale: No, I'm talking about tomorrow.

Mr. Showe: I wanted to make sure.

Ms. DeVries: Can we put up some barricades?

Mr. Dale: I don't want anybody else to trip on this.

Mr. Moller: I know Jim says we've marked it three times. I've done it once, but it's very visible. As long as it's fixed before the paint wears off.

Mr. Dale: We have barricades.

Ms. DeVries: Can we set up barricades on some of these areas?

Mr. Moller: We can put cones out there.

Mr. Dale: I'd like that barricaded off, so nobody goes over that. That way the bike riders, can ride up to it, get off of their bike, walk on the grass around it and then continue on their journey. Because I do know a lot of people use that path and I don't want to tick them off either by shutting it down like that. But we certainly don't want anybody else getting hurt. Thank you and I apologize.

Mr. Showe: Are there any other public comments? Hearing none. We can proceed with the agenda.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the September 24, 2026, Board of Supervisors Meeting**

Mr. Showe: The next item is the approval of the minutes of the September 24th meeting. Those minutes are included as part of your agenda package. We can take any corrections or changes or we can take a motion to approve.

On MOTION by Mr. Dale seconded by Ms. Rosean with all in favor the Minutes of the September 24, 2026 Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS **New Business**

A. Consideration of Resolution 2027-01 Setting Public Hearing to Amend Attachment A Chapter IV of the Rules of Procedure

Mr. Showe: Under New Business, we have Resolution 2027-01. This would be setting a public rule hearing to amend Attachment A of Chapter 4. This was part of the discussion that we had in the last workshop, to allow Jim the ability to have walkers on the golf course, since the rules said that they weren't allowed. Under Section 11, Item I used to say that walking on the golf course is not permitted. So, we've changed that to *"Walking on the course is permitted only as times designated."* We'll change that to *"Only at times designated by the golf club management."* That way Jim has the authority.

Mr. Moller: Yeah. Basically, with El Nino predicted for this year, I expect a wet winter. So, this way it opens up for us the possibilities to allow walkers earlier in the day than we normally allow.

Mr. Showe: The process that we have to go through, is the same that we do every year when we do our process. We have to advertise a rule hearing. It's about 35 days in advance. So, with this resolution, we wanted to do that on December 3rd, which is your workshop. We'll hold a regular meeting and then do the workshop or do it at the meeting, in addition to the workshop and hold the rulemaking hearing then. That way you can spend more time to enact the rule. So, as long as the Board is amenable to that, you'll have between now and that hearing to make any other changes that you would like to make to the rules. But that's the only change that we are making.

Ms. DeVries: Do we need to make a motion?

Mr. Showe: Yes. We would need to make a motion to approve that.

Ms. DeVries: Do you need one of us to make the motion?

Mr. Showe: Yes.

Ms. DeVries: Okay.

> On MOTION by Ms. Rosean seconded by Mr. Rysztogi with all in favor Resolution 2027-01 Setting Public Hearing to Amend Attachment A Chapter IV of the Rules of Procedure for December 3, 2026 at 6:30 p.m. at this location was adopted.

Mr. Showe: Again, that will be the same day as your workshop. That way it gives him an extra couple of weeks.

Ms. DeVries: Okay.

Mr. Dale: Alright.

B. Review of Updated Marketing Contract

Mr. Showe: Then we have the marketing contract. I will disclose for the record that Mr. Rob Dale filed a Mmemorandum of Conflict. Certainly, he can stay during the discussion if he chooses, but he can't vote on any actions that will be taken on this item.

Mr. Dale: I'll go to the back of the room.

Mr. Showe: Okay. With that, I'll turn it over to the Chair.

Ms. DeVries: At our last workshop, we talked about hiring a full- time marketing person, to take over about 80% of the work that our contractor was doing, which is Ms. Michelle Dale.

She's going to be cutting back on the amount of work that she does, but there still are some things that we need her to do. This contract is for the 20% of work that she will still be doing. Generally speaking, it is for marketing research, data analysis, marketing strategy, planning, that type of thing, looking at whether our marketing is working, helping to make adjustments as needed and coming in as a consultant as needed. The pay for this has been reduced. It was between $2,600 and $4,000 a month, depending on how much she did. It's now going to be about $1,000 a month. But if she does extra, there's a section at the bottom of the first page to accommodate that, if we ask her to do extra things. You probably didn't have a chance to read it. If you have questions or thoughts on that. Jim, did you have anything additional that you wanted to add?

Mr. Moller: No. You did a great job. I know Michelle agreed with it.

Ms. DeVries: Yeah, she did. I will mention that Amanda started yesterday in a full-time position as the new marketing and social media manager.

Ms. Rosean: Good.

Mr. Moller: She already has a wonderful video out.

Ms. DeVries: Okay. Last night when I was in the restaurant, she was in there working with Ajaye, working on promotions for the restaurant.

Ms. Rosean: That's awesome. That is so good.

Mr. Moller: She was out there today with the tournament we had, taking pictures. So, it’s going to be good.

Ms. Rosean: Is it always that we don't exceed $500 per event for wristband, stickers and all of those things?

Ms. DeVries: We never do, actually.

Ms. Rosean: I was going to say. Okay.

Ms. DeVries: We put that in as just in case.

Ms. Rosean: Got ya.

Ms. DeVries: That's how it was in her old contract. I guess I didn't think about modifying it, but she's never exceeded it.

Ms. Rosean: Then why would you modify it. I agree.

Mr. Showe: Just process-wise, if the Board is okay with this Exhibit A, you could have a motion to approve a contract in substantial form as Exhibit A and we'll just draft up the front contract that will mirror pretty close to what she has already.

Ms. Rosean: Okay.

Mr. Showe: This will just be the exhibit to it with the updated payment terms.

Ms. DeVries: Right. This bullet underneath that one, is the fees for all the subscriptions for the Viera East CDD. Currently those are held under Michelle.

Ms. Rosean: Okay.

Ms. DeVries: We're going to be transferring those over, but it's under her contract for now, to manage them and she has to transfer them over. She should have access to them though.

Mr. Moller: Yes.

Ms. Rosean: I think this looks great.

On MOTION by Ms. Rosean seconded by Mr. Rysztogi with Ms. DeVries, Ms. Rosean and Mr. Rysztogi in favor and Mr. Dale abstaining, the updated marketing contract in substantial form as Exhibit A was approved. (Motion Passed 3-1)

Mr. Showe: We'll let the record reflect that Mr. Dale is not participating in the vote, due to the conflict memorandum on file.

Ms. DeVries: Great.

Mr. Showe: Again, we'll go ahead and draft out the contract and get everybody executed on that.

Ms. DeVries: Sounds good. Thank you, Jason.

Mr. Showe: Absolutely. You can rejoin us, Rob.

SIXTH ORDER OF BUSINESS Old Business

A. Action Items List

Mr. Showe: We'll go through the Action Items List. Jim has the park improvements, as well as the Clubhouse simulator on the deck. On the Waterway Warriors Agreement, I have not heard anything more. I may just take that off until we get any future updates from them.

SEVENTH ORDER OF BUSINESS Staff Reports

A. General Manager's Report

Mr. Showe: With that, I'll turn it over to Jim for the General Manager's Report.

Mr. Moller: Alright. I'll start with CDD maintenance. The guys have been kind of all over the District. At Woodside Park, they re-mulched all of the kids play areas, at an adequate depth for safety with playground mulch. There will be a new spiderweb climber for the park. The old one is still fine, but it's starting to get those little pricklings and stuff like that.

Mr. Dale: The mulch is completely done in all three areas?

Mr. Moller: All three areas are done, but they still have a couple bags left. We want to kind of make a little area at the end of the slide. But we need to rebuild the area between the slide and the rock stairs. Kids like to go up there, but it's all deteriorated. So, we're just going to backfill that, make sure everything is level and put artificial turf there, so we don't have the erosion happen over time. He made some repairs to some of the ramps and the dog parks. We have a new pressure washer for the District to help us with some of the remote areas, like some of the trails that have some algae build up. We have a mobile unit. We can go out there and pressure wash that. We have been pressure washing all of the umbrellas in the park and any things that we can't get a hose to. The Fawn Ridge fountain finally came back today from the second warranty repair. Next week we will try it again. Like I said earlier, we have some sidewalk repairs that were budgeted from the reserve, from capital. We just completed the south side of Solitaire Drive right by The Heritage along Murrell Road. We have a couple areas along the nature trail in Herons Landing. Then we have a little area on the west side of Clubhouse Drive, one of the sidewalks there. There's a bunch along there. But concrete is very expensive right now. We reached our budget very quickly. Other than that, the CDD purchased a new tractor that we had in reserves. That was delivered last Tuesday. Tomorrow, we pick up the new F-150 to replace our 2002 F-150. I'm still working with Toro for a Workman for the golf course maintenance. Those are all of the ones that we buy outright. The Workman's and things like that. All of the other golf course equipment, we lease those. We can get five to 10 years out of the Workman. I don't have prices on that one yet. We're still working on that. Some other reserve capital improvements, we're going to repaint the bathrooms at the park, the bathrooms on the golf course, things like that. Golf course maintenance, other than that, the guys are continuing to kick butt. We just applied turf nutrition bulk starting last week. We will finish it up this week. We're waiting for the rains to stop and the golf course dry out, before we did that. We added a

bunch of plantings around the golf course to replace a lot of things that died in the last freeze. You'll notice as you come into the golf course, that left-hand bed is always tired and ratty and nasty looking. That all has a new landscape to it.

Ms. DeVries: Dwarf Ixoras.

Mr. Moller: Yeah, so we have Fire Bush, Dwarf Ixoras and some Pentas. I don't know if they put Red Tie in there or not.

Ms. DeVries: Yeah. There were a couple of Red Tie on the corners.

Mr. Moller: Okay. I'll go to golf operations. Today we had the DR Horton nationwide company tournament, which is kind of like their thank you to all of their subcontractors and vendors. This is their first time holding this event. They had a fantastic time. The event coordinator has already asked to book for next season. I was kind of getting nervous, because we had all of the construction workers working on the patio, digging everything out, getting the forms ready for inspection tomorrow morning.

Mr. Dale: So, they submitted all of the forms.

Mr. Moller: All of the forms are in inspection. There is an inspection tomorrow morning and pouring tomorrow afternoon is the agenda.

Mr. Dale: What happened with the electricity? I thought there was still electric going through.

Mr. Moller: They are still there. That's Doug's magic. Yeah, so we have a new sub panel, which after all of their investigation, there was a lot of missed hookups to the starter shack out there. We had to run the GFIs a long way. That's why power was very inconsistent.

Mr. Dale: They are fixing stuff from 30 years ago.

Mr. Moller: Yes. So that power will be rerouted. We will cross our fingers that we pass the inspection tomorrow. They have to inspect all of the rebar and whatnot before tomorrow afternoon. It cures for a couple days. So, I'm hoping by the end of next week, we should at least have some kind of idea.

Mr. Dale: Because we have enough fill.

Mr. Moller: Pretty much. I think the only thing we really have to add is just the sub layer for the pavers. Other than that, we have the financials from October, so far as of yesterday. We all know that the beginning of October, was pretty wet. As of the 19th, which is really our last recorded rainfall, there were 9.75 inches of rainfall for the month of October. Golf was sitting at

$74,000 in round revenue. We're down about $6,000 over last year. Food and beverage is pretty much holding the same. I do know today's golf tournament will catch us right back up.

Mr. Dale: How many rain days have we had this year?

Mr. Moller: I think we were closed for six days.

Ms. Rosean: It's been raining a lot.

Ms. DeVries: It was a lot. That's 25% of the days so far.

Ms. Rosean: Yeah.

Mr. Moller: In September we were closed for 12 days. I'm not very optimistic with this El Nino weather pattern. I mean they're calling for a super El Nino, very similar to what we had in the late 90s. It's going to be a very cold, wet winter.

Mr. Dale: Is it El Niño or La Niña?

Mr. Moller: El Niño. Well, there's a give and take. With El Niño, we have less hurricanes in the summer months. With La Niña, we have more hurricanes, but we have a better winter. So, if you want a better winter and roll the dice on hurricanes...

Mr. Dale: I would rather not have the hurricane.

Mr. Moller: So yeah, everyone got the packet. You saw how we finished Fiscal Year 2025/2026. Golf finished with a net profit of $265,143. The restaurant finished at a loss of $4,246. Even though we did lose $4,000, I will have to give kudos to our new food and beverage manager. I think when he took it over, we were at a deficit of almost $17,000. He made up some tremendous ground.

Mr. Dale: Actually, can I expound on that?

Mr. Moller: Sure.

Mr. Dale: Because in looking at the financials, as anybody on this Board knows, those are our worst months of the year, for any restaurant, when the summer comes, unless you're like a beachfront type place in season. But for us, our worst months are from June through roughly September. I'm pretty sure that I got the right months, June through September.

Mr. Moller: July through September. June is hit or miss.

Mr. Dale: But he made $8,000 in our worst months of the year. I don't think that's ever happened.

Ms. Rosean: That's a big deal.

Ms. DeVries: Yeah, it is.

Mr. Dale: I have high hopes going forward, is what I wanted to share with the Board.

Ms. DeVries: I'm looking forward to seeing what he can do with a full year where he starts out in debt.

Mr. Dale: We very much made the right choice with Ajaye.

Ms. DeVries: To add to that, a lot of what was happening, is when we were slower, it was just him and a cook, which is what we needed. That's what we needed when it's really slow. We don't need to have full staff. So, I think that added to a lot. He stepped up and took care of whatever customers were in the restaurant.

Mr. Dale: I'm going to share this now that we have our year end number. I was not optimistic about this year. I was thinking that we were going to be in the minus $30,000 range. That's for the restaurant. I get what Jim says and everything. The hard part of it is, it's sort of like going to a grocery store and saying, *"Well, what did your produce department make? Was the produce profitable?"* It's an entire operation. It's the entire store that you have to look at. From that perspective, we did $265,000.

Mr. Moller: $263,897.

Mr. Dale: Okay. So, from that perspective, given the rain and some of our challenges that we are experiencing with regard to labor costs that have gone up 50% in the past five years and other expenses. Fertilizer, I think has doubled. Our seed costs have gone through the roof. Pretty much everything has gone up between 50% to 100% in the past five years. That matters to us for a golf course, but yet we've only raised prices from roughly $80 a round to $99 a round. This is part of the discussion that we had earlier in the year when we were doing the budgeting. That's my concern, that we have to make sure the revenues are keeping up. I think that's part of the reason why you see the numbers going down a little bit over the past couple of years.

Ms. DeVries: It is all expenses. The revenue actually went up.

Mr. Dale: We're doing the right things for our gross revenue.

Mr. Moller: Yeah, that's why I've always been afraid to raise our rates, because we're Brevard County. We're not Metro Orlando, Tampa or Miami. There's a certain threshold that people are going to spend for a round of golf no matter how good the golf course is.

Mr. Dale: Right. We have to keep an eye on that.

Mr. Moller: Yeah.

Ms. DeVries: We do. Because this is pretty much the amount that we need to put in reserves.

Mr. Dale: We need to knock on the door of the Duran Golf Club.

Mr. Moller: I speak frequently with Jeff.

Mr. Dale: Okay.

Ms. DeVries: But on the other hand, how many golf courses have gone out of business? Turtle Creek is gone.

Mr. Moller: Turtle Creek is gone, as well as the Majors in Palm Bay.

Ms. DeVries: Right, right. We're doing okay. We're profitable.

Mr. Dale: Actually, Bay Hill just got sold.

Ms. DeVries: Yeah, there you go.

Mr. Dale: I think that sold for $9 million. I'm sorry. I meant Baytree.

Ms. DeVries: It's a tough environment with all of the rising costs and like you said, labor, fertilizer and seed.

Mr. Moller: The thing is since Fiscal Year 2020/ 2021, according to my numbers, we've put away a little over $2 million.

Mr. Dale: Well, what I have no doubt of, if we bring it back to the restaurant, because we hear the criticism online from a certain couple of people and stuff like that. But I have noted that if it weren't for the additional amenities that we are offering, that restaurant would be a minus six figure number. If we were running a hot dog stand, that would be a minus big number. I have no doubt, especially with all of the rain that we've been receiving.

Mr. Moller: Yeah, because when the golf course is closed, we put signage out front basically letting people know that the golf range was closed, but the restaurant was still open. We try to do things on social media. But it's still a ghost town when the golf course is closed.

Mr. Dale: Yeah.

Ms. DeVries: But the other thing is it really kind of reinforces for us…

Mr. Dale: Except on Friday and Saturday evenings.

Ms. DeVries: Is the decision to expand the patio, do more events, have the golf simulator so that we can start to diversify our revenue streams.

Mr. Moller: Correct.

Ms. DeVries: And have things that aren't as weather dependent.

Mr. Dale: That is a good segue, because I have several things that kind of fall into this discussion part of the meeting. One of the things that I have had a discussion with the marketer about, is it sounds like almost 80% of our next year is booked. Just one of the things that I want you to think about and have discussions with her on and everything, is that I don't know that we're to the point yet. I'll leave that up to you and the staff and everything. But we're building this bigger patio with the expectation of bigger revenue and filling it more and everything. I love some of the acts that we've had come in there, but some of those acts don't have the same following as some of the other acts, for instance the Short Circuit band, which we're familiar with and which I believe is booked for the 2nd of January. I just want you to keep that in mind, when you're talking with your staff. Let's not think small on some of the stuff, because with a band like that, yeah, it costs us a few hundred dollars more to hire them, but they bring in 200 people. So, it's a give and trade. They more than pay for themselves.

Ms. DeVries: Right and then we're going to need the servers and the cooks to serve them.

Mr. Dale: So, that's the discussion I had with the marketer. I want you to have it, too and you guys figure out what you're going to do on it.

Ms. DeVries: Were we on Supervisor's Request yet?

Mr. Moller: Not yet.

Mr. Dale: Well, we're in Jim's portion. These really aren't requests. These are questions of the things that Jim just reported on. I'll save my request until Supervisor's Request. Is there a sign update?

Mr. Moller: The last time that I talked to Kendall Signs, was last week. He said that we were a week or two away, so fingers crossed. Next week, the Woodside Park sign is being installed. I still haven't had the second batch of conceptuals for the signs on Murrell Road. I'm still waiting on those.

Mr. Dale: Okay, so what do you think? We're like a month out from those being installed?

Mr. Moller: Oh, at least probably two weeks.

Mr. Dale: Okay. Alright.

Mr. Moller: Yeah. They still have to be approved and constructed.

Mr. Dale: Okay. I was sitting in the restaurant last evening for Wing Night and Spectrum Internet kept going out. It's been a perpetual problem for us. It's not a you problem. That's a

Spectrum problem. I know that we have the expanders and all of the stuff. We've had them out and they've checked. Because I was sitting there and it went out at least two times and I'm like, *"I don't know why it keeps going out."*

Ms. DeVries: They don't provide the best equipment. That's my experience. I always buy my own equipment. I never use theirs. If you want, I can work with you on figuring out what to buy.

Mr. Moller: Yeah, because we still have the modem and the router.

Ms. DeVries: It should be a mesh network.

Mr. Moller: It is a type of mesh. Yeah.

Ms. DeVries: Okay.

Mr. Dale: Did they give us all new equipment?

Mr. Moller: Yeah. All brand new.

Mr. Dale: I would start hounding them. I think there's like some sort of wiring issue.

Ms. DeVries: That could be. When they gave you the new equipment, did we pay for it?

Mr. Moller: Yeah.

Ms. DeVries: We did. Maybe we could return it since it's not really working well and get a refund, because I saw that bill. That was a big bill. I'm looking at the Spectrum bill for this month and I'm like, *"Wow, that's a big bill for what we are getting."*

Mr. Dale: You fixed the problem with the tablets with the static IP address. But it's just so annoying when it goes out. It's still doing the same thing. Thank God we got the static, otherwise it would still mess up our tablets.

Mr. Moller: Actually, no one said anything to me about it glitching last night. So, that's the first I'm hearing about last night.

Mr. Dale: Yeah. It was early evening.

Ms. DeVries: But the hard thing is our ability to process a credit card transaction. Our restaurant depends on that.

Mr. Moller: Correct.

Ms. DeVries: So, it has to work.

Mr. Moller: Okay.

Ms. DeVries: I'll just put it on the record. I don't really want to be responsible for the Internet, but I do have some expertise that I would be happy to share, if we could sit down and take a look at that.

Mr. Moller: Okay.

Mr. Dale: Our simulator is coming online sometime in the December timeframe. December 15th is when the ads have to be placed for January.

Mr. Moller: That was the date given to me by the general contractor that we should be operational.

Mr. Dale: What I'm more worried about, is we got our team identified that's going to be running this thing and marketing it and paying for it in a year or year and a half, whatever the expectation is. But we're a month and a half out. So, I just want to make sure that we are getting with those people. Let's backwards plan that, sit down with them. Because this is like a big deal. I know that I'm preaching to the choir, but that's why 100 things were popping into my head today and yesterday. I have a question for Jason when it's his turn. We have this influx of funds now, because we have bond money that dropped off, some of which we gave back, some of which we're holding on to that we want to keep for reserves, as we have problems with sidewalks and lakes and all of these things. Next year, what are we hoping to do with that income? Are we thinking somewhere around between $400,000 to $500,000 additional that's going to be going into reserves? Is that what we're talking about?

Ms. DeVries: I don't think we know yet.

Mr. Dale: I mean, the ponds.

Ms. DeVries: Oh, the ponds.

Mr. Dale: The restoration is what I'm thinking of. I'm talking about the bond money.

Ms. DeVries: Oh, I got it.

Mr. Dale: The bond dropping off. I'm sorry, I'm like all over the place with this.

Ms. DeVries: I understand what you're saying now. So, basically there is about $500,000 a year.

Mr. Dale: We're between $400,000 to 500,000, I think.,

Ms. DeVries: For CDD lake bank restoration. We used to have $160,000 a year.

Mr. Dale: Yeah.

Mr. Moller: Which is what I budgeted for this fiscal year.

Mr. Dale: What did you budget?

Mr. Moller: $160,000.

Mr. Dale: That's my question, because that was based on our old budget pretty much.

Mr. Moller: That's what we did for this fiscal year.

Ms. DeVries: Can we use some of that money for sidewalks?

Mr. Dale: Because we didn't quite know what we were going to be looking at income wise.

Mr. Moller: I think from your question, we can pretty much use anything.

Ms. DeVries: I'm sure we can. Because we wanted to accelerate the lake bank restoration.

Mr. Dale: I know we came up with that number. We just went through the whole bond process and budgeting process and all of that stuff and everything, but I've been thinking about it and I'm having a few discussions with homeowners and stuff like that. I guess I'm rethinking it. I'm wondering if we don't need to supercharge that a little more, with some of the bond money that we have coming in. I know we need to set more reserves for the community and everything, but...

Ms. DeVries: We do. That actually was part of it too. We wanted to make sure that we had reserves and get more reserves, in case of culvert failures and things like that, which are very expensive.

Mr. Dale: Right. But given the summer that we had with all the algae.

Ms. DeVries: Maybe that can be a workshop topic to kind of figure out like where we should be.

Mr. Showe: Yeah, I would separate the algae from the lake bank restoration.

Mr. Dale: Well, I get it.

Mr. Showe: I'm just saying that they are separate.

Mr. Dale: It is.

Ms. DeVries: It is infrastructure versus maintenance.

Mr. Showe: They're just two separate processes. I don't know that there's a correlation between the two, I just want to make sure. We have to tackle both of those individually.

Mr. Dale: Depending on fertilizers and stuff like that and the 10-foot swath around it.

Ms. DeVries: I don't think we can decide.

Mr. Dale: No, no, no. We're not. All I'm doing is planting a seed.

Ms. DeVries: Okay.

Mr. Showe: We put $200,000 in lake bank restoration for this budget, which was still about $40,000 more than we did last year. Certainly, you have flexibility with any of your General Fund dollars as to where you put it.

Ms. DeVries: Maybe that's something we could put on the agenda for the next workshop.

Mr. Showe: The bigger question is going to be, Jim will probably need to get a hold of the vendor and see what his capacity is, because that's a limiting factor in his ability to get here and how much time he has to do the work.

Mr. Dale: Right. We haven't realized this money yet.

Ms. DeVries: No.

Mr. Showe: No. This, this won't come in until January. So, you have until then to start planning your approach.

Mr. Dale: Yeah, that's why I'm kind of throwing this out there. Alright, I will save my last one for Jason and one for a Supervisor's Request.

Ms. DeVries: Alright. Is there anything else for Jim?

Mr. Moller: That's pretty much it. I talked about the patio process. I know all of the hoops and hurdles have been cleared with the simulator. We got all of the drywall up, so if you guys pop by, I can unlock the door and show you. It actually looks like a room now. That's all I have.

Ms. DeVries: Thank you. Are there any other things for Jim? No?

B. District Manager's Report

Ms. DeVries: Moving on to the District Manager's Report.

Mr. Showe: The only thing that I really have, is just a reminder that we're going to move your November 5th meeting, which would have been here, to the golf course. We'll send out a reminder.

Ms. DeVries: It's a restaurant workshop.

Mr. Showe: Yeah. I'll open it up for whatever questions Rob has.

Ms. DeVries: What is your question?

Mr. Dale: We established a Board policy a few years ago on public records requests that take longer than 10 minutes.

Mr. Showe: Our process internally with GMS is 15 minutes is kind of our limit.

Mr. Dale: Okay. Thanks.

Mr. Showe: So, if somebody sends in a public records request, if it's going to take our staff more than 15 minutes to pull the documents, then our policy, is that we then charge for staff time based on the amount.

Ms. DeVries: We should get approval. The statutes allow us to do it. So, we say, *"Okay, we think your request is going to take three hours, it's two hours of a District Manager's time. It's one hour of a Recording Secretary's time. We believe it's a $700 charge. When you pay the $700, then we'll pull your records and provide you with the documents."*

Mr. Dale: Gotcha. I just know that that's a topic that we haven't talked about for a while.

Mr. Showe: It comes up from time to time. We're getting a lot more fishing expeditions right now from, I think AI search engines for financials more than anything. But the nice thing is, our accounting staff can just hit a button, print out the report, we send it to them and we never hear from them again.

Mr. Dale: We're not obligated to print 12 pounds of documents.

Mr. Showe: No. It is also important to note that it's not a question-and-answer session. They can't just send a list of 25 questions and say, *"Answer this."* The public records are truly public records. We're also not required to create public records. So, if they ask for something that doesn't exist, we can say, *"There are no records to your request."*

Mr. Dale: Okay. I just thought that was good to review that.

Mr. Showe: But yeah, our internal GMS kind of policy, is typically around 15 minutes. I mean, if it's 20 minutes, it's not really worth our time chasing down a $25 invoice. So, we'll probably we'll just do it. But that's generally kind of the threshold.

Mr. Dale: Yeah. It's the habitual people, not that we have any.

Mr. Showe: I will say almost with all of our Districts, 90% of the requests are less than 15 minutes.

Mr. Dale: Right.

Mr. Showe: It's really simple. They ask, *"I want to see this contract. Show me this budget. Show me the assessment roll."*

Mr. Dale: Right.

Mr. Showe: It's pretty simple.

Mr. Dale: Well, it got me thinking about it. I know that we're few nightmare scenarios over with the School Board.

Mr. Showe: Yes.

Mr. Dale: I'm thinking about that for us.

Mr. Showe: Because most of our stuff is online anyway, we don't get a whole lot.

Mr. Dale: Okay.

Mr. Showe: That's all I have.

Ms. DeVries: Okay.

C. Lifestyle/Marketing Report

Ms. DeVries: I have no Lifestyle/Marketing Report, because we just went over the new reorganization. So, we're just going to move on from there.

Mr. Showe: Perfect.

EIGHTH ORDER OF BUSINESS Treasurer's Report

A. Approval of Check Register

Ms. DeVries: Moving into the approval of the Check Register.

Mr. Showe: In your General Fund, we have Checks #6067 through #6116, Capital Reserve Checks #116 through #229 and Golf Course Checks #33942 through #34013, for a grand total of $292,531.72. Jim and I can answer any questions on those invoices or we can take a motion to approve.

On MOTION by Mr. Dale seconded by Ms. Rosean with all in favor the September 18, 2026 through October 15, 2026 Check Register in the amount of $292,531.72 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: On the Balance Sheet and Income Statement, I know that Jim went over the golf course financials. I will note that this is through September 30th. These are not audited, but there may be some changes to these as we get additional invoices in, or they go through the audit process. They might change some line items or some other items here and there. But you are 101% collected on assessments, so you're in good shape.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Showe: We can go to Supervisor's Requests.

Ms. DeVries: Okay, Christina?

Ms. Rosean: I do not have any today.

Ms. DeVries: Ron, do you have any Supervisor's Requests?

Mr. Rysztogi: I just want to put on record how much I appreciate that this Board always takes care of the people and the members. If somebody from the Board hasn't gone to my house, I don't know what happened. I just want to thank everybody for all of the things that you did, so that I actually can be here tonight. That's all.

Ms. DeVries: Okay. You're welcome.

Mr. Dale: We're glad you're here.

Ms. DeVries: Yeah, we are. We have to take care of each other.

Mr. Rysztogi: Yes and that's so true for everybody.

Ms. DeVries: Alight. Okay. Rob, you have one more?

Mr. Dale: One more.

Ms. Rosean: This is why he wants to sit next to you. He's down by the action.

Mr. Dale: Plus, I have trouble hearing, as everybody knows. But golf cart repairs. We used to have a company that came around.

Mr. Moller: They come periodically.

Mr. Dale: Periodically. Okay. So, we're still doing it.

Mr. Moller: Yeah.

Mr. Dale: Alright. I didn't know if we're still doing it. Maybe we do something to get the word out better. I get that the people at the golf course know about it, but it's kind of a nice service for the entire community.

Mr. Moller: Yeah. I'll make sure that Amanda knows the dates of the next service.

Mr. Dale: Yeah.

Mr. Moller: That might be a Catch 22. Social media reaches far beyond our District.

Ms. Rosean: Yeah, I can just see a line of golf carts down Murrell Road.

Mr. Dale: Yes, I get what you're saying. Maybe we don't use social media. Maybe we do it through emails. We have our big email list.

Ms. DeVries: That would go far and wide.

Mr. Moller: I would say Dave does that.

Mr. Dale: I've never gotten anything on that and I'm on the email list.

Mr. Moller: Okay.

Ms. DeVries: Maybe we can put it on the CDD Facebook page instead of the golf course page.

Ms. Rosean: That's a good idea.

Mr. Dale: That is an excellent idea.

Mr. Moller: There you go.

Mr. Dale: Just on the CDD page.

Ms. DeVries: That has a much smaller following and tends to be more local.

Ms. Rosean: Yeah.

Mr. Dale: Yeah, because you got people that own carts in the community that are not golfers.

Mr. Moller: Yeah.

Ms. Rosean: That's a really nice idea, though. I think that's great.

Ms. DeVries: Alright, is that it?

Mr. Dale: That is all I have. Thank you.

Ms. DeVries: I have two. The first one was we approved the event support guidelines at the last meeting and we were going to do a form to put on the website for that. What is the status of the form?

Mr. Showe: I don't have the form up there yet. We went ahead and just put the event policy up for now.

Ms. DeVries: Okay.

Mr. Showe: It wasn't going to be much of a form. It was really just going to be a link. If you want to submit, you can put some information in it and it will just send me an email. But it's on my list.

Ms. DeVries: I was reading minutes and I was like…

Mr. Showe: Yeah, we just wanted to make sure the actual policy got posted first.

Ms. DeVries: Yeah. Okay. So, it’s posted.

Mr. Showe: Yeah, absolutely.

Ms. DeVries: Great. Has it been distributed to anybody that needs it?

Mr. Showe: No one is requesting it.

Ms. Rosean: Okay.

Ms. DeVries: Alright. The one thing that I'm going to mention, too, is in a string of emails about an event where there was support requested, one of the criteria for supporting an event or hosting or marketing information, would be that it has to be professionally produced. There was one piece in there that was professionally produced. It was called something like the *St. John's River Way Down The Drain*. It was a pamphlet. I think I asked Amanda about it when I was in the restaurant. I think she said, *"At one point we sent it out."* But it wouldn't hurt us to post the pamphlet on the CDD website again or the Facebook page, to just kind of remind everybody about how we manage our waterways and the chemicals and grass clippings and all of the best practices for that. So, I would like to recommend that we have Amanda do a post on the CDD site. You have the pamphlet, because you got the email. Right?

Mr. Moller: Yes.

Ms. DeVries: We can also let the person who requested support, know that we were going to be posting that piece of information that was provided to us.

Ms. Rosean: Perfect.

Ms. DeVries: Okay. That's it for me.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Rysztogi seconded by Ms. Rosean with all in favor the meeting was adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VI

Viera East CDD Action Items
11/19/2026

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Park Improvements	Moller/Webb	**Ongoing**	**2/22/24**		**Late 2026**	Awaiting Sign Installation
2	Clubhouse Improvements - Sim/Deck	Moller	**Ongoing**	**11/6/25**			Ongoing
3	Waterway Warriors Agreement	Showe	**Ongoing**	**4/9/26**	**4/9/26**		Sent to WW - Awaiting Execution

SECTION VIII

SECTION A

Viera East

Community Development Districy

Check Register Summary

October 16, 2026 through November 12, 2026

Fund	Date	Check #'s		Amount
General Fund				
	10/22/26	6117-6128	$	16,062.54
	10/28/26	6129-6146	$	16,457.50
	11/05/26	6417-6158	$	21,145.06
	11/09/26	6159	$	15,513.00
	11/12/26	6160-6164	$	2,892.26
		Sub-Total	$	72,070.36
Capital Reserve				
	10/22/26	230	$	68,628.50
		Sub-Total	$	68,628.50
Golf Course				
	10/22/26	34014-34041	$	53,903.92
	10/28/26	34042-34058	$	44,873.93
	11/05/26	34059-34085	$	60,716.33
	11/09/26	34086	$	119,261.00
	11/12/26	34087-34105	$	21,962.95
		Sub-Total	$	300,718.13
Total			**$**	**441,416.99**

*** CHECK DATES 10/16/2026 - 11/12/2026 *** VIERA EAST-GENERAL FUND
BANK A VIERA EAST-GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/26	00267	10/08/26	26-10-03 30 YARD ROLLOFF	202610	340	53800-47900				*	942.60		
									BERRY DISPOSAL			942.60	006117
10/22/26	00034	10/08/26	112086 O 1705 CRANE CREEK BLVD	202610	340	53800-47300				*	223.55		
									CITY OF COCOA			223.55	006118
10/22/26	00320	10/22/26	10222026 ENTERTAINMENT	202610	320	53800-48000				*	75.00		
									GRACE TAPERT			75.00	006119
10/22/26	00255	10/22/26	10/26-12 CELLPHONE REIM. OCT-DEC26	202610	320	53800-41000				*	225.00		
									JAMES MOLLER			225.00	006120
10/22/26	00335	10/21/26	10312026 ENTERTAINMENT	202610	320	53800-48000				*	225.00		
									JEFFREY YOUNG			225.00	006121
10/22/26	00370	10/22/26	10/26-12 CELLPHONE REIMB OCT-DEC26	202610	320	53800-41000				*	225.00		
									LACEE GELARDO			225.00	006122
10/22/26	00398	10/14/26	000042 PRESSURE CLEANING NATURE	202610	340	53800-47600				*	350.00		
									MEEKS ON THE STREET			350.00	006123
10/22/26	00190	10/15/26	459823 PROFORMER FLOOD BATTE	202610	340	53800-46000				*	111.24		
									NAPA AUTO PARTS			111.24	006124
10/22/26	00176	10/08/26	17204717 CREDIT	202610	340	53800-51000				*	30.28-		
		10/13/26	17202021 PLAYGROUND MULCH	202610	340	53800-47300				*	220.60		
		10/13/26	17202021 PLAYGROUND MULCH	202610	340	53800-47300				*	220.60		
		10/20/26	17243765 SAND BAGS	202610	340	53800-47300				*	165.49		
									SITEONE LANDSCAPE SUPPLY, LLC			576.41	006125
10/22/26	00373	10/22/26	2767 SIDEWALK REPLACEMENT	202610	340	53800-47600				*	13,000.00		
									SUPERIOR CONCRETE			13,000.00	006126

*** CHECK DATES 10/16/2026 - 11/12/2026 *** VIERA EAST-GENERAL FUND
BANK A VIERA EAST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/22/26	00188	10/14/26	32311899	202610	340-53800-54100				*	97.34		
			UNIFORMS									
								UNIFIRST CORPORATION			97.34	006127
10/22/26	00390	9/30/26	24451 1	202609	310-51300-31500				*	11.40		
			ATTORNEY FEES									
								VOLK LAW OFFICES P.A.			11.40	006128
10/28/26	00331	10/28/26	11212026	202610	300-15500-10000				*	225.00		
			ENTERTAINMENT 11/21/26									
								AMY ANDERSEN			225.00	006129
10/28/26	00392	10/28/26	11282026	202610	300-15500-10000				*	400.00		
			ENTERTAINMENT 11/28/26									
								BILL HART			400.00	006130
10/28/26	00397	10/26/26	04	202610	340-53800-46000				*	260.00		
			CONSULATION									
								CANAVERAL HOME SERVICES LLC			260.00	006131
10/28/26	00195	10/27/26	5202089	202610	320-53800-34100				*	527.13		
			PEST CONTROL									
								ECOLAB PEST ELIMINATION DIV			527.13	006132
10/28/26	00143	10/26/26	35349	202610	300-15500-10000				*	1,102.00		
			FLORIDA INSURANCE ALLIANC									
								EGIS INSURANCE ADVISORS			1,102.00	006133
10/28/26	00190	1/15/26	428886	202601	340-53800-46000				*	113.94		
			HIGH DETERGENT									
		3/18/26	436320	202603	340-53800-46000				*	195.28		
			PREM AW 68 HYDFL									
		7/23/26	450452	202607	340-53800-46000				*	66.21		
			CORE DEPOSIT									
		8/14/26	452904	202608	340-53800-46000				*	151.96		
			CORE DEPOSIT									
		8/17/26	453138	202608	340-53800-46000				*	151.96-		
			CORE DEPOSIT									
								NAPA AUTO PARTS			375.43	006134
10/28/26	00291	10/20/26	11202026	202610	300-15500-10000				*	400.00		
			ENTERTAINMENT 11/20/26									
								ROCKSTAR KARAOKE ENTERTAINMENT LLC			400.00	006135
10/28/26	00291	10/28/26	11062026	202610	300-15500-10000				*	400.00		
			ENTERTAINMENT 11/6/26									
								ROCKSTAR KARAOKE ENTERTAINMENT LLC			400.00	006136

*** CHECK DATES 10/16/2026 - 11/12/2026 *** VIERA EAST-GENERAL FUND
BANK A VIERA EAST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/28/26	00291	10/28/26	11132026 ENTERTAINMENT 11/13/26	202610	300-15500-10000				*	400.00		
								ROCKSTAR KARAOKE ENTERTAINMENT LLC			400.00	006137
10/28/26	00291	10/28/26	11272026 ENTERTAINMENT 11/27/26	202610	300-15500-10000				*	400.00		
								ROCKSTAR KARAOKE ENTERTAINMENT LLC			400.00	006138
10/28/26	00352	10/28/26	11142026 ENTERTAINMENT 11/14/26	202610	300-15500-10000				*	150.00		
								RYAN GATES			150.00	006139
10/28/26	00302	10/28/26	11072026 ENTERTAINMENT 11/7/26	202610	300-15500-10000				*	300.00		
								SCOTT ZUROWSKI			300.00	006140
10/28/26	00176	10/20/26	1720202- PLAYGROUND MULCH	202610	340-53800-60300				*	220.60		
								SITEONE LANDSCAPE SUPPLY, LLC			220.60	006141
10/28/26	00348	10/28/26	11102026 ENTERTAINMENT 11/10/26	202610	300-15500-10000				*	150.00		
								STEPHEN SNELL			150.00	006142
10/28/26	00348	10/28/26	11242026 ENTERTAINMENT 11/24/26	202610	300-15500-10000				*	150.00		
								STEPHEN SNELL			150.00	006143
10/28/26	00373	10/26/26	2768 SIDEALK REPLACEMENT	202610	340-53800-47600				*	7,100.00		
								SUPERIOR CONCRETE			7,100.00	006144
10/28/26	00259	10/25/26	72 VECDD SOCIAL MEDIA MARKETING	202610	320-53800-48000				*	3,800.00		
								UNIQUE WEBB CONSULTING			3,800.00	006145
10/28/26	00188	10/21/26	32319090 UNIFORMS	202610	340-53800-54100				*	97.34		
								UNIFIRST CORPORATION			97.34	006146
11/05/26	00285	10/16/26	2218 GRASS CUTTING	202610	340-53800-47300				*	1,800.00		
								A NEW LIFE LAWN CARE & MORE			1,800.00	006147
11/05/26	00267	10/27/26	26-10-10 30 YARD ROLLOFF	202610	340-53800-47900				*	773.40		
								BERRY DISPOSAL			773.40	006148

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/05/26	00397	10/27/26	04-B	202610	340	53800	46000			*	75.00		
			TROUBLESHOOTING PUMP										
									CANAVERAL HOME SERVICES LLC			75.00	006149
11/05/26	00040	10/31/26	528712	202610	330	53800	47200			*	13,130.80		
			MONTHLY SERVICES										
									ECOR INDUSTRIES, INC.			13,130.80	006150
11/05/26	00195	10/27/26	5202094	202610	320	53800	34100			*	430.00		
			PEST CONTROL										
		10/31/26	2689043	202610	320	53800	34100			*	125.00		
			PEST CONTROL										
									ECOLAB PEST ELIMINATION DIV			555.00	006151
11/05/26	00169	10/29/26	P2949304	202610	340	53800	46000			*	194.77		
			BEARING TIRE										
									FLORIDA COAST EQUIPMENT INC			194.77	006152
11/05/26	00399	10/28/26	4351	202610	330	53800	49000			*	3,375.00		
			CONTAINER										
									FLORIDA CONTAINER LLC			3,375.00	006153
11/05/26	00283	10/09/26	10092026	202610	340	53800	46000			*	72.00		
			REIMBURSEMENT										
		11/05/26	11052026	202610	340	53800	46000			*	23.53		
			REIMBUSREMENT										
									HARVEY MEISTER			95.53	006154
11/05/26	00190	10/26/26	460875	202610	340	53800	46000			*	29.61		
			PAINT MARKER										
		10/28/26	461159	202610	340	53800	46000			*	389.70		
			10W30 QT										
		11/03/26	461737	202611	340	53800	46000			*	46.19		
			OIL FILTER										
									NAPA AUTO PARTS			465.50	006155
11/05/26	00369	11/02/26	VIERAEAS	202611	320	53800	22500			*	250.45		
			SPONSORSHIP										
		11/02/26	VIERAEAS	202611	300	20700	10000			*	111.22		
			SPONSORSHIP										
									NEST EGGS			361.67	006156
11/05/26	00176	10/20/26	17202021	202610	340	53800	60300			*	220.60		
			PLAYGROUND MULCH										
									SITEONE LANDSCAPE SUPPLY, LLC			220.60	006157

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/26	00188	10/28/26	32311918	202610	340-53800-54100		*	97.79		
			UNIFORMS							
						UNIFIRST CORPORATION			97.79	006158
11/09/26	00143	9/17/26	34221	202610	300-15500-10000		*	15,513.00		
			INSURANCE RENEWAL							
						EGIS INSURANCE ADVISORS			15,513.00	006159
11/12/26	00306	10/29/26	31893	202610	320-53800-48000		*	330.00		
			1/6 PAGE AD							
		10/29/26	31894	202610	320-53800-48000		*	433.50		
			1/4 PAGE AD							
						BLUEWATER CREATIVE GROUP, INC.			763.50	006160
11/12/26	00210	11/09/26	54565 NO	202611	340-53800-43500		*	154.25		
			2200 CLUBHOUSE DR							
		11/09/26	75454 NO	202611	340-53800-47300		*	51.98		
			5240 MURRELL RD							
						FPL			206.23	006161
11/12/26	00188	11/04/26	32311928	202611	340-53800-54100		*	97.66		
			UNIFORMS							
						UNIFIRST CORPORATION			97.66	006162
11/12/26	00379	10/31/26	00079526	202610	310-51300-48000		*	86.87		
			NOTICE OF RULE AMENDMENT							
						USA TODAY MEDIA CORP.			86.87	006163
11/12/26	00390	10/31/26	24696	202610	310-51300-31500		*	1,738.00		
			ATTORNEY FEES							
						VOLK LAW OFFICES P.A.			1,738.00	006164

TOTAL FOR BANK A 72,070.36

TOTAL FOR REGISTER 72,070.36

*** CHECK DATES 10/15/2026 - 11/12/2026 *** VIERA EAST-SBA FUND
BANK C CAPITAL RESERVES

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/26	00044	10/22/26	230459 TRUCK	202610	320	53800	60000		GARY YEOMANS PALMS BAY FORD	*	68,628.50	68,628.50	000230

TOTAL FOR BANK C 68,628.50

TOTAL FOR REGISTER 68,628.50

*** CHECK DATES 10/16/2026 - 11/12/2026 *** VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/26	01485	9/30/26	90004495	202609	300-14200-10000			*	159.25		
			GOLF CLUB								
							ACUSHNET COMPANY			159.25	034014
10/22/26	00091	10/14/26	INV06872	202610	300-14200-10000			*	2,085.88		
			HATS								
							AHEAD LLC			2,085.88	034015
10/22/26	01654	10/20/26	1983496	202610	320-57200-51100			*	150.39		
			MATS AND TOWELS								
							ALSCO			150.39	034016
10/22/26	01560	10/14/26	00134042	202610	330-57200-43100			*	199.71		
			GASES								
							ARC3 GASES, INC			199.71	034017
10/22/26	01668	10/19/26	666272	202610	390-57200-51160			*	280.00		
			JANITORIAL SVCS								
							BREVARD HOME CLEANING			280.00	034018
10/22/26	01650	10/16/26	42859176	202610	320-57200-51100			*	195.45		
			SUPPLIES								
							CINTAS			195.45	034019
10/22/26	00024	10/13/26	112664 O	202610	320-57200-43000			*	246.07		
			2300 CLUBHOUSE DRIVE								
		10/13/26	112664 O	202610	330-57200-43000			*	246.07		
			2300 CLUBHOUSE DRIVE								
		10/13/26	112664 O	202610	350-57200-43000			*	246.08		
			2300 CLUBHOUSE DRIVE								
		10/13/26	70192 OC	202610	390-57200-43000			*	822.69		
			5600 MURRELL ROAD								
							CITY OF COCOA UTILITIES			1,560.91	034020
10/22/26	01711	10/20/26	C2210457	202610	330-57200-51025			*	35.90		
			KNIFE SERVICE								
							COZZINI BROS., INC.			35.90	034021
10/22/26	01695	2/16/26	8823423	202602	320-57200-54000			*	37.99		
			REMAINING BALANCE								
							DUNLOP SPORTS AMERICAS			37.99	034022
10/22/26	00078	10/15/26	63621063	202610	330-57200-54600			*	154.33		
			RENTAL								
							ECOLAB			154.33	034023

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/22/26	00501	10/14/26	70517	202610	390	57200	47400			*	198.12		
			ONE MONTH CHEMICALS										
		10/14/26	70517	202610	300	15500	10000			*	2,178.88		
			11 MONTHL CHEMICALS										
									FOUR C'S NURSERY			2,377.00	034024
10/22/26	00563	10/14/26	INV/2026	202610	300	14200	10000			*	219.52		
			GRIPS										
		10/15/26	INV/2026	202610	340	57200	51100			*	72.92		
			REPLACEMENT BLADES										
									GLOBAL GOLF SALES, INC.			292.44	034025
10/22/26	00194	10/07/26	PINV0148	202610	390	57200	51100			*	1,777.40		
			BULK TURF										
		10/07/26	PINV0148	202610	300	15500	10000			*	8,887.05		
			BULK TURF										
		10/08/26	PINV0148	202610	390	57200	47500			*	1,112.00		
			EAGY-WED										
		10/08/26	PINV0148	202610	390	57200	51100			*	137.93		
			YELLOW CART RAKE										
		10/08/26	PINV0148	202610	300	15500	10000			*	1,517.56		
			YELLOW CART RAKE										
		10/09/26	PINV0148	202610	390	57200	47500			*	868.20		
			CHEMICALS										
									GOLF VENTURES INC			14,300.14	034026
10/22/26	00564	10/09/26	56624	202610	390	57200	47400			*	1,140.57		
			70/30 COMPLUS COARSE										
									GOLF SPECIALTIES, INC.			1,140.57	034027
10/22/26	01372	10/19/26	43288663	202610	320	57200	34100			*	156.34		
			COPIER LEASE										
		10/19/26	43288663	202610	300	13100	10000			*	156.34		
			COPIER LEASE										
									GREAT AMERICA FINANCIAL SVCS			312.68	034028
10/22/26	01581	10/20/26	469	202610	390	57200	54200			*	2,500.00		
			AIR2G2 RENTAL										
									MADDEN AERATION			2,500.00	034029
10/22/26	01718	10/15/26	JNO0LEAL	202610	320	57200	54000			*	550.00		
			ANNUAL SUB. JUL26-JUL27										
		10/15/26	JNO0LEAL	202610	300	15500	10000			*	4,950.00		
			ANNUAL SUB. JUL26-JUL27										
									NOTEEFY INC.			5,500.00	034030

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/26	01542	10/15/26	486555 KITCHEN	202610	330-57200-51025			*	87.93		
		10/15/26	486555 FOOD	202610	300-14100-10200			*	10.92		
		10/15/26	486555 BEVERAGE	202610	300-14100-10000			*	516.10		
		10/15/26	486555 FUEL	202610	330-57200-43100			*	9.50		
		10/19/26	487987 FOOD	202610	300-14100-10000			*	1,276.75		
		10/19/26	487987 PAPER	202610	330-57200-51050			*	96.21		
		10/19/26	487987 KITCHEN	202610	330-57200-51025			*	49.06		
		10/19/26	487987 FUEL	202610	330-57200-43100			*	9.50		
		10/19/26	488027 FOOD	202610	300-14100-10000			*	220.74		
							PERFORMANCE FOOD GROUP, INC			2,276.71	034031
10/22/26	00694	10/14/26	714870 ELECTRIC CORD WITH CLIPS	202610	350-57200-46300			*	199.90		
		10/14/26	714870 ELECTRIC CORD WITH CLIPS	202610	390-57200-46000			*	1,082.92		
		10/19/26	715036 BELT-STAR/GEN	202610	390-57200-46000			*	87.85		
		10/20/26	715116 CLUTCH DRIVE	202610	390-57200-46000			*	525.30		
							PRECISION SMALL ENGINE CO., INC.			1,895.97	034032
10/22/26	00315	10/15/26	778729 BRISTOL FLAG	202610	390-57200-51100			*	129.92		
		10/15/26	778729 BRISTOL FLAG	202610	300-15500-10000			*	649.70		
		10/15/26	778731 LOGO PIN FLAG	202610	390-57200-51100			*	424.94		
							PRESTIGE FLAG INC			1,204.56	034033
10/22/26	01369	10/31/25	8204257 STAFF PROGRAM	202510	320-57200-54000			*	800.00		
							SRIXON/CLEVELAND GOLF/XXIO			800.00	034034
10/22/26	01210	10/17/26	60772473 OFFICE SUPPLIES	202610	320-57200-51000			*	152.15		
							STAPLES ADVANTAGE			152.15	034035

*** CHECK DATES 10/16/2026 - 11/12/2026 *** VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/22/26	01719	10/16/26	INV-1382	202610	300-11500-10000				*	575.83		
			CROWFOOT OPEN									
								STITCH GOLF HOLDINGS, INC.			575.83	034036
10/22/26	00467	10/13/26	78338040	202610	320-57200-46000				*	470.00		
			CLEAR STOPPAGE IN SINKS									
								SUN PLUMBING INC			470.00	034037
10/22/26	00130	10/15/26	22108383	202610	300-14100-10200				*	255.40		
			BEVERAGE									
		10/15/26	22108383	202610	330-57200-51050				*	76.45		
			PAPER									
		10/15/26	22108383	202610	320-57200-51100				*	174.98		
			G/C									
		10/15/26	22108383	202610	330-57200-43100				*	10.00		
			FUEL									
		10/15/26	22108383	202610	300-14100-10000				*	482.58		
			FOOD									
		10/19/26	22117933	202610	300-14100-10000				*	1,787.71		
			FOOD									
		10/19/26	22117933	202610	300-14100-10200				*	304.16		
			BEVERAGE									
		10/19/26	22117933	202610	330-57200-51050				*	202.95		
			PAPER									
		10/19/26	22117933	202610	330-57200-43100				*	10.00		
			FUEL									
								SYSCO			3,304.23	034038
10/22/26	01512	9/21/26	2931711	202609	390-57200-54600				*	5,560.00		
			RENT									
		10/09/26	2970191	202610	390-57200-54600				*	90.72		
			RENT									
		10/12/26	2977617	202610	390-57200-54600				*	726.47		
			RENT									
		10/14/26	2988849	202610	390-57200-54600				*	4,717.02		
			RENT									
								THE HUNTINGTON NATIONAL BANK			11,094.21	034039
10/22/26	00807	10/14/26	32311899	202610	390-57200-54100				*	297.41		
			UNIFORMS									
								UNIFIRST CORPORATION			297.41	034040
10/22/26	00117	10/12/26	41385290	202610	390-57200-46000				*	550.21		
			LIFT CLYLINDER									
								WESCOTURF INC.			550.21	034041

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10/28/26	01485	10/20/26	90005882	202610	300-14200-10000				*	399.82		
			GOLF BALLS									
								ACUSHNET COMPANY			399.82	034042
10/28/26	01668	10/26/26	666763	202610	390-57200-51160				*	280.00		
			JANITORIAL SVCS									
								BREVARD HOME CLEANING			280.00	034043
10/28/26	00024	10/15/26	141774 O	202610	320-57200-43000				*	96.07		
			4563 BRAYWICK CT									
								CITY OF COCOA UTILITIES			96.07	034044
10/28/26	00501	10/22/26	70617	202610	390-57200-47400				*	72.62		
			CHEMICALS									
		10/22/26	70617	202610	300-13100-10000				*	798.93		
			CHEMICALS									
								FOUR C'S NURSERY			871.55	034045
10/28/26	00563	10/22/26	INV/2026	202610	340-57200-51100				*	315.77		
			CLOSET TO THE PIN MARKER									
								GLOBAL GOLF SALES, INC.			315.77	034046
10/28/26	00587	10/22/26	17663962	202610	390-57200-46110				*	1,128.91		
			GASOLINE									
		10/22/26	17663962	202610	300-13100-10000				*	556.03		
			GASOLINE									
		10/22/26	17663963	202610	390-57200-46110				*	720.38		
			DIESEL									
		10/22/26	17663963	202610	300-13100-10000				*	354.82		
			DIESEL									
								GLOVER OIL COMPANY INC			2,760.14	034047
10/28/26	01372	10/23/26	43339997	202610	320-57200-34100				*	146.11		
			COPIER LEASE									
		10/23/26	43339997	202610	300-13100-10000				*	146.12		
			COPIER LEASE									
								GREAT AMERICA FINANCIAL SVCS			292.23	034048
10/28/26	01658	10/23/26	27334	202610	320-57200-51000				*	8.00		
			KEYS									
								LACY'S LOCKSMITH			8.00	034049
10/28/26	00180	10/01/25	416624	202510	390-57200-46000				*	58.15		
			RUBBER CEMENT KIT									
		12/10/25	425007	202512	390-57200-46000				*	202.86		
			NAPA 10W30 QT									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/23/26	450423	202607	390-57200-46000			*	30.17		
			BOLT EXTRACTOR								
		10/20/26	460277	202610	390-57200-46000			*	229.90		
			PERFORMANCE MOT								
							NAPA AUTO PARTS			521.08	034050
10/28/26	01542	10/22/26	489346	202610	300-14100-10000			*	822.04		
			FOOD								
		10/22/26	489346	202610	330-57200-43100			*	9.50		
			FUEL								
		10/26/26	490581	202610	300-14100-10000			*	449.46		
			FOOD								
		10/26/26	490581	202610	300-14100-10200			*	102.85		
			BEVERAGE								
		10/26/26	490581	202610	330-57200-51050			*	28.25		
			PAPER								
		10/26/26	490581	202610	330-57200-43100			*	9.50		
			FUEL								
							PERFORMANCE FOOD GROUP, INC			1,421.60	034051
10/28/26	01714	9/24/26	1012	202609	320-57200-46000			*	350.00		
			WINDOW CLEANING								
		10/22/26	1040	202610	320-57200-46000			*	350.00		
			WINDOW CLEANING								
							PINK'S WINDOWS VIERA			700.00	034052
10/28/26	00694	10/21/26	715157	202610	350-57200-46300			*	816.90		
			WHEEL ASSY								
							PRECISION SMALL ENGINE CO., INC.			816.90	034053
10/28/26	01334	10/14/26	17117983	202610	390-57200-47500			*	646.89		
			LESCO DRAX FUNGICIDE								
		10/14/26	17178301	202610	390-57200-47500			*	2,358.42		
			CHEMICALS								
		10/14/26	17178301	202610	300-13100-10000			*	25,941.96		
			CHEMICALS								
		10/14/26	17178314	202610	390-57200-47500			*	1,090.00		
			CHEMICALS								
							SITEONE LANDSCAPE SUPPLY, LLC			30,037.27	034054
10/28/26	00130	10/21/26	22122049	202610	300-14100-10000			*	143.67		
			FOOD								
		10/21/26	22122049	202610	330-57200-43100			*	10.00		
			FUEL								
		10/22/26	22124183	202610	300-14100-10000			*	1,610.48		
			FOOD								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/22/26	22124183	202610	300-14100-10200	BEVERAGE		*	312.72		
		10/22/26	22124183	202610	330-57200-51050	PAPER		*	112.75		
		10/22/26	22124183	202610	330-57200-43100	FUEL		*	10.00		
		10/22/26	22124183	202610	320-57200-51100	G/C		*	308.28		
		10/26/26	22133655	202610	300-14100-10000	FOOD		*	1,154.70		
		10/26/26	22133655	202610	300-14100-10200	BEVERAGE		*	467.51		
		10/26/26	22133655	202610	330-57200-51050	PAPER		*	335.43		
		10/26/26	22133655	202610	330-57200-51025	KITCHEN		*	280.79		
		10/26/26	22133655	202610	330-57200-43100	FUEL		*	10.00		
							SYSCO			4,756.33	034055
10/28/26	01720	10/28/26	5121	202610	320-57200-51100	ICE DELIVERY 11/4/26		*	672.00		
							THE ICE SHANTY			672.00	034056
10/28/26	00807	10/21/26	32311909	202610	390-57200-54100	UNIFORMS		*	297.41		
							UNIFIRST CORPORATION			297.41	034057
10/28/26	00117	10/19/26	41386835	202610	390-57200-46000	CYLINDER ASM		*	627.76		
							WESCOTURF INC.			627.76	034058
11/05/26	01485	10/23/26	90006153	202610	300-14200-10000	GOLF GLOVES		*	1,190.70		
		10/23/26	90006153	202610	300-14200-10000	GOLF BALLS		*	92.01		
		10/27/26	90006362	202610	300-14200-10000	GOLF BALLS		*	2,600.40		
							ACUSHNET COMPANY			3,883.11	034059
11/05/26	00091	10/30/26	INV06887	202610	300-14200-10000	HATS		*	1,008.71		
							AHEAD LLC			1,008.71	034060
11/05/26	01654	10/27/26	1985737	202610	320-57200-51100	TOWELS & MATS		*	150.39		
							ALSCO			150.39	034061

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/26	01560	10/31/26	00134598	202610	330-57200-43100			*	239.52		
			CYLINDER RENTAL								
							ARC3 GASES, INC			239.52	034062
11/05/26	01668	11/02/26	667256	202611	390-57200-51160			*	280.00		
			JANITORIAL SVCS								
							BREVARD HOME CLEANING			280.00	034063
11/05/26	00850	11/05/26	2522305	202610	300-15500-10000			*	2,448.51		
			2522305 NOV26								
		11/05/26	2522746	202610	300-15500-10000			*	8,594.71		
			2522746 NOV26								
		11/05/26	2522747	202610	300-15500-10000			*	101.36		
			2522747 NOV26								
		11/05/26	2617168	202610	300-15500-10000			*	500.64		
			2617168 NOV26								
							BREVARD COUNTY TAX COLLECTOR			11,645.22	034064
11/05/26	01650	10/30/26	42874585	202610	320-57200-51100			*	248.45		
			SUPPLIES								
							CINTAS			248.45	034065
11/05/26	01711	11/03/26	C2219639	202611	330-57200-51025			*	35.90		
			KNIFE SERVICES								
							COZZINI BROS., INC.			35.90	034066
11/05/26	01695	9/08/26	9175252	202609	340-57200-51200			*	200.00		
			STAFF PROGRAM								
							DUNLOP SPORTS AMERICAS			200.00	034067
11/05/26	01702	10/27/26	10272026	202610	340-57200-51100			*	99.18		
			REIMBURSEMENT								
							FRED PHILLIPS			99.18	034068
11/05/26	00564	10/29/26	56677	202610	390-57200-47300			*	1,137.87		
			BIN C TOPDRESS								
							GOLF SPECIALTIES, INC.			1,137.87	034069
11/05/26	00045	10/27/26	27151	202610	320-57200-51100			*	12.00		
			6000M MASTER								
							LACEY'S LOCK SERVICE INC			12.00	034070
11/05/26	01358	10/31/26	00152379	202610	320-57200-46000			*	63.59		
			GASES								
							NEXAIR, LLC			63.59	034071

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11/05/26	01542	10/29/26	491372 FOOD	202610	300-14100-10000			*	1,013.94		
		10/29/26	491372 FUEL	202610	330-57200-43100			*	9.50		
		11/02/26	492958 BEVERAGES	202611	300-14100-10200			*	21.84		
		11/02/26	492958 FOOD	202611	300-14100-10000			*	1,122.43		
		11/02/26	492958 FUEL	202611	330-57200-43100			*	11.00		
							PERFORMANCE FOOD GROUP, INC			2,178.71	034072
11/05/26	00694	10/28/26	715556 TIRE	202610	390-57200-46000			*	1,007.64		
							PRECISION SMALL ENGINE CO., INC.			1,007.64	034073
11/05/26	99999	11/05/26	VOID VOID CHECK	202611	000-00000-00000			C	.00		
							******INVALID VENDOR NUMBER******			.00	034074
11/05/26	99999	11/05/26	VOID VOID CHECK	202611	000-00000-00000			C	.00		
							******INVALID VENDOR NUMBER******			.00	034075
11/05/26	01324	10/16/26	10162026 AMAZON FLAG ACCESSORY	202610	300-13100-10000			*	25.90		
		10/16/26	10162026 AMAZON PLATES & SILVERWAR	202610	330-57200-51050			*	116.93		
		10/16/26	10162026 SPECTRUM PHONE	202610	320-57200-41000			*	73.23		
		10/16/26	10162026 SPECTRUM PHONE	202610	300-13100-10000			*	73.22		
		10/16/26	10162026 SPECTRUM PHONE	202610	320-57200-41000			*	62.75		
		10/16/26	10162026 SPECTRUM PHONE	202610	300-13100-10000			*	62.74		
		10/16/26	10162026 SPECTRUM PHONE	202610	320-57200-41000			*	111.90		
		10/16/26	10162026 SPECTRUM PHONE	202610	300-13100-10000			*	111.89		
		10/16/26	10162026 SPECTRUM PHONE	202610	320-57200-41000			*	45.00		
		10/16/26	10162026 SPECTRUM PHONE	202610	300-13100-10000			*	45.00		
		10/16/26	10162026 HULU SUBSCRIPTION	202610	320-57200-41000			*	124.56		

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		10/16/26	10162026	202610	300-13100-10000		GRAINGER SUPPLIES	*	512.41		
		10/16/26	10162026	202610	300-13100-10000		AMAZON PRESSURE WASHER HO	*	55.99		
		10/16/26	10162026	202610	300-13100-10000		AMAZON SYRINGE	*	10.99		
		10/16/26	10162026	202610	300-13100-10000		CANVA MARKETING	*	300.00		
		10/16/26	10162026	202610	300-14200-10000		AMAZON DRESSES	*	26.99		
		10/16/26	10162026	202610	320-57200-51000		AMAZON CHARGER & CABLES	*	98.83		
		10/16/26	10162026	202610	320-57200-54000		GOLF COURSE MEMBERSHIP DU	*	530.00		
		10/16/26	10162026	202610	300-14200-10000		AL'S TROPHY TROPHY	*	38.00		
		10/16/26	10162026	202610	340-57200-42600		CAROLINA GOLF FORM 404	*	359.96		
		10/16/26	10162026	202610	300-14200-10000		AMAZON SUPPLIES	*	101.96		
		10/16/26	10162026	202610	340-57200-51100		AMAZON GOLF PUSH CART	*	559.92		
		10/16/26	10162026	202610	300-14200-10000		AMAZON DRESSES	*	26.99		
		10/16/26	10162026	202610	300-13100-10000		EL CAR WASH CAR WASH	*	39.58		
		10/16/26	10162026	202610	300-13100-10000		WEBSTAURANT FENCE STARTER	*	4,221.18		
		10/16/26	10162026	202610	320-57200-51000		AMAZON TRANSMITTER & KITC	*	306.03		
		10/16/26	10162026	202610	320-57200-51100		AMAZON TAGS	*	18.99		
		10/16/26	10162026	202610	320-57200-51200		LS VIERA EAST FOOD	*	17.12		
		10/16/26	10162026	202610	320-57200-51200		LS VIERA EAST FOOD	*	68.74		
		10/16/26	10162026	202610	300-13100-10000		AMAZON BULLETIN BOARD	*	67.74		
		10/16/26	10162026	202610	300-13100-10000		APPLE MARKETING	*	1.99		
		10/16/26	10162026	202610	300-13100-10000		CARLSENS SHIRTS	*	185.12		
		10/16/26	10162026	202610	300-13100-10000		APPLE MARKETING	*	19.98		
		10/16/26	10162026	202610	300-13100-10000		GOOGLE ADS GOOGLE ADS	*	304.00		

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		10/16/26	10162026	202610	300-13100-10000				*	715.85		
			INDIAN RIVER MEDIA SPACE									
								REGIONS BANK			9,441.48	034076
11/05/26	01324	10/22/26	10222026	202610	300-14100-10000				*	48.20		
			WHOLE FOOD FOOD									
		10/22/26	10222026	202610	300-13100-10000				*	90.00		
			LS VIERA EAST GIFT CARDS									
		10/22/26	10222026	202610	330-57200-51025				*	60.62		
			AMAZON KITCHEN EQUIPMENT									
		10/22/26	10222026	202610	330-57200-51025				*	10.69		
			AMAZON KITCHEN EQUIPMENT									
		10/22/26	10222026	202610	320-57200-54500				*	57.22		
			BEST BUY USB									
		10/22/26	10222026	202610	330-57200-51025				*	13.98		
			AMAZON KITCHEN EQUIPMENT									
		10/22/26	10222026	202610	330-57200-51100				*	19.26		
			DOLLAR TREE SUPPLIES									
		10/22/26	10222026	202610	300-14100-10000				*	79.13		
			PUBLIX WINGS									
		10/22/26	10222026	202610	330-57200-51025				*	14.99		
			AMAZON COFFEE SYRUP									
		10/22/26	10222026	202610	300-13100-10000				*	29.69		
			DOLLAR TREE CANDY									
		10/22/26	10222026	202610	300-14100-10000				*	11.98		
			PUBLIX POTATOES									
		10/22/26	10222026	202610	300-14100-10200				*	31.99		
			AMAZON COCOA BITTERS									
		10/22/26	10222026	202610	300-13100-10000				*	125.00		
			UES OIL FILTER									
								REGIONS BANK			592.75	034077
11/05/26	01334	10/20/26	17243765	202610	390-57200-47500				*	165.49		
			DIVOT SAND									
								SITEONE LANDSCAPE SUPPLY, LLC			165.49	034078
11/05/26	00130	10/28/26	22137957	202610	330-57200-51050				*	99.95		
			PAPER									
		10/29/26	22139627	202610	300-14100-10000				*	143.67-		
			CREDIT									
		10/29/26	22139860	202610	330-57200-51050				*	239.88		
			PAPER									
		10/29/26	22139860	202610	330-57200-43100				*	10.00		
			FUEL									
		10/29/26	22141232	202610	300-14100-10000				*	1,916.95		
			FOOD									

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		10/29/26	22141232 BEVERAGES	202610	300-14100-10200				*	595.55		
		10/29/26	22141232 PAPER	202610	330-57200-51050				*	58.38		
		10/29/26	22141232 FUEL	202610	330-57200-43100				*	10.00		
		10/29/26	3092019 CREDIT	202610	320-57200-51100				*	308.28-		
		11/02/26	22151955 FOOD	202611	300-14100-10000				*	2,021.58		
		11/02/26	22151955 BEVERAGES	202611	300-14100-10200				*	330.50		
		11/02/26	22151955 KITCHEN	202611	330-57200-51025				*	151.90		
		11/02/26	22151955 FUEL	202611	330-57200-43100				*	10.00		
								SYSCO			4,992.74	034079
11/05/26	01512	10/21/26	2986106 RENT	202610	390-57200-54600				*	5,560.00		
		10/28/26	3010018 RENT	202610	390-57200-54600				*	242.06		
		10/28/26	3010018 RENT	202610	350-57200-46100				*	10,784.30		
		10/28/26	3010018 RENT	202610	390-57200-54600				*	253.59		
		10/28/26	3010018 RENT	202610	350-57200-46100				*	492.60		
		10/29/26	3012019 RENT	202610	390-57200-54600				*	1,065.98		
								THE HUNTINGTON NATIONAL BANK			18,398.53	034080
11/05/26	01257	10/23/26	71254 ANNUAL SOFTWARE UPGRADE	202610	320-57200-54000				*	1,500.00		
								THOR GUARD, INC.			1,500.00	034081
11/05/26	01672	10/31/26	19228966 SOFTWARE	202610	320-57200-54500				*	493.32		
								TPX COMMUNICATIONS			493.32	034082
11/05/26	00807	10/28/26	32311918 UNIFORMS	202610	390-57200-54100				*	297.41		
								UNIFIRST CORPORATION			297.41	034083
11/05/26	00068	10/27/26	9343570- DUMPSTER	202611	320-57200-34100				*	1,097.54		

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		10/27/26	9343854- DUMPSTER	202611	390-57200-47900			*	239.75		
							WASTE MANAGEMENT			1,337.29	034084
11/05/26	00117	10/26/26	41388361 SWITHC PTO	202610	390-57200-46000			*	55.28		
		10/27/26	41388698 KNOB OVAL	202610	390-57200-46000			*	577.65		
		10/28/26	41389015 KNOB OVAL	202610	390-57200-46000			*	23.71		
		10/28/26	41389016 ROLLER	202610	390-57200-46000			*	650.39		
							WESCOTURF INC.			1,307.03	034085
11/09/26	01594	9/17/26	34222 INSURANCE RENEWAL	202610	300-15500-10000			*	119,261.00		
							EGIS INSURANCE & RISK ADVISORS			119,261.00	034086
11/12/26	01643	11/05/26	10203970 MAINTENANCE	202611	330-57200-46000			*	311.36		
		11/05/26	10203970 MAINTENANCE	202611	300-15500-10000			*	3,113.64		
							ACCURATE AIR CONDITIONING HEATING			3,425.00	034087
11/12/26	01654	11/03/26	1988005 MATS & TOWELS	202611	320-57200-51100			*	150.57		
		11/10/26	1990294 MATS & TOWELS	202611	320-57200-51100			*	150.39		
							ALSCO			300.96	034088
11/12/26	01560	11/10/26	00134888 GASES	202611	330-57200-43100			*	143.46		
							ARC3 GASES, INC			143.46	034089
11/12/26	00448	10/29/26	I0663786 DISPENSER	202610	390-57200-46000			*	59.73		
							ATCO INTERNATIONAL			59.73	034090
11/12/26	01668	11/09/26	667697 JANITORIAL SVCS	202611	390-57200-51160			*	216.25		
							BREVARD HOME CLEANING			216.25	034091
11/12/26	01709	11/04/26	20038150 FUNGICIDE	202611	390-57200-47500			*	2,449.66		
		11/04/26	20038180 FIVE STAR BLUE	202611	390-57200-47500			*	277.23		
							BWI COMPANIES, INC.			2,726.89	034092

*** CHECK DATES 10/16/2026 - 11/12/2026 *** VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/12/26	01690	11/08/26	11082026 REIMBURSEMENT	202611	320	57200-51100				*	58.81		
									DARREN GAUS			58.81	034093
11/12/26	01681	10/22/26	16186269 FIRE MONITORING	202610	320	57200-54210				*	146.93		
									EVERON, LLC			146.93	034094
11/12/26	00076	10/29/26	9398 NOV 2300 CLUBHOUSE DR	202611	320	57200-43000				*	505.71		
									FLORIDA CITY GAS			505.71	034095
11/12/26	00035	11/09/26	33189 NO 2300 CLUBHOUSE DR	202611	330	57200-43000				*	843.39		
		11/09/26	33189 NO 2300 CLUBHOUSE DR	202611	340	57200-43000				*	843.39		
		11/09/26	42334 NO 2200 CLUBHOUSE DR	202611	340	57200-43000				*	84.73		
		11/09/26	42334 NO 2200 CLUBHOUSE DR	202611	300	11500-10000				*	56.48		
		11/09/26	45156 NO 5250 MURRELL RD	202611	320	57200-43000				*	433.66		
		11/09/26	45156 NO 5250 MURRELL RD	202611	390	57200-43000				*	1,734.64		
		11/09/26	52104 NO 2300 CLUBHOUSE DR	202611	350	57200-43000				*	816.44		
		11/09/26	57086 NO 4563 BRAYWICK CT	202611	320	57200-43000				*	33.56		
									FPL			4,846.29	034096
11/12/26	00194	11/02/26	PINV0148 SAND SCREENING	202611	390	57200-47300				*	1,507.10		
									GOLF VENTURES INC			1,507.10	034097
11/12/26	01664	10/30/26	10302026 REIMBURSEMENT FASTSIGNS	202610	340	57200-42600				*	170.49		
		10/30/26	10302026 REIMBURSEMENT OFFICE MAX	202610	340	57200-42600				*	23.53		
									JACK TRAYLOR			194.02	034098
11/12/26	01190	11/02/26	11022026 STAMPS	202611	320	57200-51000				*	271.00		
									MAILMAN JOEYS			271.00	034099
11/12/26	00180	11/04/26	461849 AUTOMOTIVE MINI ATM	202611	390	57200-46000				*	4.90		
									NAPA AUTO PARTS			4.90	034100

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11/12/26	01542	11/09/26	495289 KITCHEN	202611	330-57200-51100				*	96.21		
		11/09/26	495289 FOOD	202611	300-14100-10000				*	809.17		
		11/09/26	495289 FUEL	202611	330-57200-43100				*	10.00		
		11/10/26	495873 FOOD	202611	300-14100-10000				*	38.36		
								PERFORMANCE FOOD GROUP, INC			953.74	034101
11/12/26	01334	11/05/26	17301795 BONAL BROAD SPECTRUM	202611	390-57200-47500				*	1,363.20		
								SITEONE LANDSCAPE SUPPLY, LLC			1,363.20	034102
11/12/26	99999	11/12/26	VOID VOID CHECK	202611	000-00000-00000				C	.00		
								******INVALID VENDOR NUMBER******			.00	034103
11/12/26	00130	11/04/26	22156724 FOOD	202611	300-14100-10000				*	62.90		
		11/04/26	22156724 FUEL	202611	330-57200-43100				*	10.00		
		11/05/26	22158701 FOOD	202611	300-14100-10000				*	40.95		
		11/05/26	22158702 FOOD	202611	300-14100-10000				*	937.80		
		11/05/26	22158702 FUEL	202611	330-57200-43100				*	10.00		
		11/05/26	22158703 FOOD	202611	300-14100-10000				*	1,103.87		
		11/05/26	22158703 BEVERAGE	202611	300-14100-10200				*	270.88		
		11/05/26	22158703 PAPER	202611	330-57200-51100				*	196.74		
		11/09/26	22168207 FOOD	202611	300-14100-10000				*	1,562.38		
		11/09/26	22168207 BEVERAGE	202611	300-14100-10200				*	390.84		
		11/09/26	22168207 PAPER	202611	330-57200-51100				*	87.22		
		11/09/26	22168207 KITCHEN	202611	330-57200-51100				*	171.92		
		11/09/26	22168207 FUEL	202611	330-57200-43100				*	10.00		
		11/10/26	22170088 FOOD	202611	300-14100-10000				*	63.90		

*** CHECK DATES 10/16/2026 - 11/12/2026 *** VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/10/26	22170088	202611	330-57200-43100				*	10.00		
			FUEL									
								SYSCO			4,929.40	034104
11/12/26	00807	11/04/26	32311928	202611	390-57200-54100				*	309.56		
			UNIFORMS									
								UNIFIRST CORPORATION			309.56	034105

TOTAL FOR BANK B 300,718.13

TOTAL FOR REGISTER 300,718.13

SECTION B

Viera East

Community Development District

Unaudited Financial Reporting

October 31, 2026

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Viera East
Community Development District
Combined Balance Sheet
October 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Golf Course/ Recreation Fund	Totals Governmental Funds
Assets						
Cash						
Operating Account	$ 10,196	$ -	$ -	$ -	$ 306,485	$ 316,681
Petty Cash	$ -	$ -	$ -	$ -	$ 1,000	$ 1,000
Capital Reserve Account	$ -	$ 74,736	$ -	$ -	$ -	$ 74,736
Accounts Receivable	$ -	$ -	$ -	$ -	$ 13,344	$ 13,344
Due from General Fund	$ -	$ -	$ -	$ -	$ 51,772	$ 51,772
Prepaid Expenses	$ 28,137	$ -	$ -	$ -	$ 231,123	$ 259,260
Inventory - Pro Shop	$ -	$ -	$ -	$ -	$ 34,498	$ 34,498
Inventory - Hook & Eagle	$ -	$ -	$ -	$ -	$ 34,008	$ 34,008
Investments						
State Board of Administration	$ 386,305	$ 1,614,485	$ -	$ -	$ 528,161	$ 2,528,951
Series 2020						
Reserve	$ -	$ -	$ 235,277	$ -	$ -	$ 235,277
Temporary Interest	$ -	$ -	$ 0	$ -	$ -	$ 0
Bond Service	$ -	$ -	$ 74,866	$ -	$ -	$ 74,866
Project	$ -	$ -	$ -	$ 53,527	$ -	$ 53,527
Improvements (Net of Depreciation)	$ -	$ -	$ -	$ -	$ 1,764,082	$ 1,764,082
Total Assets	**$ 424,638**	**$ 1,689,220**	**$ 310,144**	**$ 53,527**	**$ 2,964,473**	**$ 5,442,002**
Liabilities						
Accounts Payable	$ 37,902	$ -	$ -	$ -	$ 174,522	$ 212,424
Accrued Expenses	$ 1,264	$ -	$ -	$ -	$ 444	$ 1,708
Deferred Revenue - Season Advance	$ -	$ -	$ -	$ -	$ 63,388	$ 63,388
Due to Golf Course	$ 51,772	$ -	$ -	$ -	$ -	$ 51,772
Accrued Payroll Payable	$ 21,358	$ -	$ -	$ -	$ 53,099	$ 74,457
Payroll Tips Payable	$ -	$ -	$ -	$ -	$ 5,832	$ 5,832
Notes Payable	$ -	$ -	$ -	$ -	$ 535,915	$ 535,915
Sales Tax Payable	$ -	$ -	$ -	$ -	$ 25,806	$ 25,806
Event Deposits	$ -	$ -	$ -	$ -	$ 250	$ 250
Total Liabilities	**$ 112,296**	**$ -**	**$ -**	**$ -**	**$ 859,256**	**$ 971,551**
Fund Balance						
Nonspendable						
Inventory	$ -	$ -	$ -	$ -	$ 68,506	$ 68,506
Prepaid Items	$ 28,137	$ -	$ -	$ -	$ 231,123	$ 259,260
Restricted for						
Debt Service - Series 2020	$ -	$ -	$ 310,144	$ -	$ -	$ 310,144
Capital Projects - Series 2020	$ -	$ -	$ -	$ 53,527	$ -	$ 53,527
Assigned for						
Capital Reserves	$ -	$ 1,689,220	$ -	$ -	$ -	$ 1,689,220
Net Investment in Capital Assets	$ -	$ -	$ -	$ -	$ 1,764,082	$ 1,764,082
Unassigned	$ 284,205	$ -	$ -	$ -	$ 41,506	$ 325,711
Total Fund Balances	**$ 312,342**	**$ 1,689,220**	**$ 310,144**	**$ 53,527**	**$ 2,105,217**	**$ 4,470,450**
Total Liabilities & Fund Balance	$ 424,638	$ 1,689,220	$ 310,144	$ 53,527	$ 2,964,473	$ 5,442,002

Viera East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Maintenance Assessments	$ 1,920,890	$ -	$ -	$ -
Recreation Assessments	$ 47,187	$ -	$ -	$ -
Golf Course Administrative Services	$ 65,000	$ 5,417	$ 5,417	$ 0
Miscellaneous Income - Farmers Market	$ 6,000	$ 500	$ 350	$ (150)
Interest Income	$ 10,000	$ 833	$ 1,357	$ 523
Total Revenues	**$2,049,077**	**$ 6,750**	**$7,123**	**$ 373**
Expenditures:				
General & Administrative				
Supervisors Fees	$ 29,906	$ 2,492	$ 1,980	$ 512
Engineering Fees	$ 5,000	$ 417	$ -	$ 417
Attorney's Fees	$ 20,000	$ 1,667	$ 1,738	$ (71)
Dissemination	$ 1,136	$ 95	$ 95	$ 0
Trustee Fees	$ 6,468	$ 539	$ 370	$ 169
Annual Audit	$ 15,170	$ 1,264	$ 1,264	$ 0
Collection Agent	$ 2,704	$ 225	$ 225	$ (0)
Management Fees	$ 124,635	$ 10,386	$ 10,386	$ -
Postage	$ 2,000	$ 167	$ -	$ 167
Printing & Binding	$ 2,500	$ 208	$ 13	$ 195
Insurance - Liability	$ 13,444	$ 1,120	$ 1,062	$ 58
Legal Advertising	$ 2,500	$ 208	$ 87	$ 121
Other Current Charges	$ 1,200	$ 100	$ 110	$ (10)
Office Supplies	$ 2,000	$ 167	$ -	$ 167
Dues & Licenses	$ 175	$ 175	$ 175	$ -
Information Technology	$ 5,221	$ 435	$ 435	$ (0)
Total General & Administrative	**$ 234,059**	**$ 19,665**	**$ 17,942**	**$ 1,723**

Viera East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Operations & Maintenance				
Operating Expenditures				
Salaries	$ 237,175	$ 19,765	$ 20,488	$ (724)
Administration Fee	$ 1,436	$ 120	$ (99)	$ 219
FICA Expense	$ 17,879	$ 1,490	$ 1,567	$ (77)
Health Insurance	$ 1,525	$ 127	$ 1,016	$ (889)
Workers Compensation	$ 4,453	$ 371	$ 529	$ (158)
Unemployment	$ 1,158	$ 97	$ 45	$ 51
Retirement Contribution	$ 7,898	$ 658	$ 1,088	$ (430)
Other Contractual	$ 10,000	$ 833	$ 1,385	$ (551)
Marketing - Lifestyle/Amenities	$ 150,000	$ 12,500	$ 10,933	$ 1,567
Training	$ 500	$ 42	$ -	$ 42
Subtotal Operating Expenditures	**$ 432,024**	**$ 36,002**	**$ 36,952**	**$ (950)**
Maintenance Expenditures				
Canal Maintenance	$ 14,000	$ 1,167	$ -	$ 1,167
Lake Bank Restoration	$ 200,000	$ 16,667	$ -	$ 16,667
Lake Bank Education Project	$ 3,000	$ 250	$ -	$ 250
Environmental Services	$ 10,000	$ 833	$ -	$ 833
Water Management System	$ 171,350	$ 14,279	$ 13,987	$ 292
Midge Control	$ 8,000	$ 667	$ -	$ 667
Contingency	$ 7,500	$ 625	$ 3,475	$ (2,850)
Fire Line Management	$ 3,500	$ 292	$ -	$ 292
Basin Repair	$ 3,000	$ 250	$ -	$ 250
Subtotal Maintenance Expenditures	**$ 420,350**	**$ 35,029**	**$ 17,462**	**$ 17,567**

Viera East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Grounds Maintenance Expenditures				
Salaries	$ 274,696	$ 22,891	$ 21,081	$ 1,810
Bonus Program	$ -	$ -	$ -	$ -
Administrative Fees	$ 3,308	$ 276	$ 269	$ 7
FICA	$ 21,514	$ 1,793	$ 1,613	$ 180
Health Insurance	$ 36,000	$ 3,000	$ 3,719	$ (719)
Workers Compensation	$ 5,384	$ 449	$ 544	$ (95)
Unemployment	$ 3,043	$ 254	$ -	$ 254
Retirement Contribution	$ 6,682	$ 557	$ -	$ 557
Telephone	$ 10,500	$ 875	$ 743	$ 132
Utilities	$ 5,000	$ 417	$ 99	$ 318
Property Appraiser	$ 2,500	$ 208	$ -	$ 208
Insurance - Property	$ 4,186	$ 349	$ 322	$ 27
Repairs	$ 60,000	$ 5,000	$ 3,029	$ 1,971
Fuel	$ 18,000	$ 1,500	$ 1,838	$ (338)
Park Maintenance	$ 45,000	$ 3,750	$ 2,686	$ 1,064
Sidewalk Repair	$ 15,000	$ 1,250	$ 20,450	$ (19,200)
Chemicals	$ 4,000	$ 333	$ 970	$ (636)
Contingencies	$ 10,000	$ 833	$ 5,995	$ (5,162)
Refuse	$ 18,000	$ 1,500	$ 1,841	$ (341)
Office Supplies	$ 2,500	$ 208	$ (4)	$ 213
Uniforms	$ 7,000	$ 583	$ 390	$ 194
Fire Alarm System	$ 500	$ 42	$ -	$ 42
Park Materials	$ 10,000	$ 833	$ 793	$ 40
Bay Hill Flow Way Maintenance	$ 20,000	$ 1,667	$ -	$ 1,667
Subtotal Grounds Maintenance Exp.	**$ 582,813**	**$ 48,568**	**$ 66,376**	**$ (17,808)**
Total Operations & Maintenance	**$1,435,187**	**$ 119,599**	**$ 120,790**	**$ (1,192)**
Total Expenditures	**$1,669,245**	**$ 139,264**	**$ 138,733**	**$ 532**
Excess (Deficiency) of Revenues over Exp.	$ 379,832	$ (132,514)	$ (131,609)	$ 905
Other Financing Sources/(Uses):				
Maintenance Reserve - Transfer Out	$ (379,832)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (379,832)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ (131,609)**	
Fund Balance - Beginning	**$ -**		**$ 443,951**	
Fund Balance - Ending	**$ -**		**$ 312,342**	

Viera East
Community Development District
Month to Month - General Fund

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Maintenance Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Recreation Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Golf Course Administrative Services	$ 5,417	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,417
Miscellaneous Income - Farmers Ma	$ 350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350
Interest Income	$ 1,357	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,357
Total Revenues	**$ 7,123**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,123**
Expenditures:													
General & Administrative													
Supervisors Fees	$ 1,980	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,980
Engineering Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney's Fees	$ 1,738	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,738
Dissemination	$ 95	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 95
Trustee Fees	$ 370	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 370
Annual Audit	$ 1,264	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,264
Collection Agent	$ 225	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 225
Management Fees	$ 10,386	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,386
Postage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ 13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13
Insurance - Liability	$ 1,062	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,062
Legal Advertising	$ 87	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 87
Other Current Charges	$ 110	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 110
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues & Licenses	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Information Technology	$ 435	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 435
Total General & Administrative	**$ 17,942**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,942**
Operations & Maintenance													
Operating Expenditures													
Salaries	$ 20,488	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,488
Administration Fee	$ (99)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (99)
FICA Expense	$ 1,567	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,567
Health Insurance	$ 1,016	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,016
Workers Compensation	$ 529	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 529

Viera East
Community Development District
Month to Month - General Fund

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Operating Expenditures Continued													
Unemployment	$ 45	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 45
Retirement Contribution	$ 1,088	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,088
Other Contractual	$ 1,385	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,385
Marketing - Lifestyle/Amenities	$ 10,933	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,933
Training	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Operating Exp.	**$ 36,952**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 36,952**
Maintenance Expenditures													
Canal Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Bank Restoration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Bank Education Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Environmental Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water Management System	$ 13,987	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,987
Midge Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ 3,475	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,475
Fire Line Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Basin Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Maintenance Exp.	**$ 17,462**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,462**
Grounds Maintenance Expenditures													
Salaries	$ 21,081	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,081
Bonus Program	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Administration Fee	$ 269	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 269
FICA	$ 1,613	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,613
Health Insurance	$ 3,719	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,719
Workers Compensation	$ 544	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 544
Unemployment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Retirement Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telephone	$ 743	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 743
Utilities	$ 99	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 99
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance - Property	$ 322	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 322
Repairs	$ 3,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,029
Fuel	$ 1,838	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,838
Park Maintenance	$ 2,686	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,686
Sidewalk Repair	$ 20,450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,450

Viera East
Community Development District
Month to Month - General Fund

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Grounds Maintenance Exp. Continued													
Chemicals	$ 970	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 970
Contingencies	$ 5,995	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,995
Refuse	$ 1,841	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,841
Office Supplies	$ (4)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (4)
Uniforms	$ 390	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 390
Fire Alarm System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Park Materials	$ 793	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 793
Bay Hill Flow Way Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Grounds Maintenance E	**$ 66,376**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 66,376**
Total Ops. & Maintenance	**$ 120,790**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 120,790**
Total Expenditures	**$ 138,733**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 138,733**
Excess (Def.) of Rev. over Exp.	$ (131,609)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (131,609)
Other Financing Sources/(Uses):													
Maintenance Reserve - Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Fin. Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (131,609)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (131,609)**

Viera East

Community Development District

Special Assessment Receipts

Fiscal Year 2027

Gross Assessments	$ 2,067,012.85	$ 50,574.33	$ 547,250.78	$ 2,664,837.96
Net Assessments	$ 1,920,889.90	$ 47,187.21	$ 512,530.00	$ 2,480,607.11

ON ROLL ASSESSMENTS

							77.44%	1.90%	20.66%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*Recreation*	*2020 Debt Service*	*Total*
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

0%	**Net Percent Collected**
$2,480,607.11	**Balance Remaining to Collect**

Viera East

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
Number of Rounds							
Paid Rounds	35,250	3,803	3,271	(532)	3,803	3,271	(532)
Passholder Rounds	10,000	266	220	(46)	266	220	(46)
Comp Rounds	3,000	88	84	(4)	88	84	(4)
Revenue per Round							
Paid Rounds	$ 68	$37	$43	6	$37	$43	6
Revenues:							
Golf Course Revenue							
Greens Fees	$ 2,407,500	$ 141,692	$ 142,062	$ 370	$ 141,692	$ 142,062	$ 370
Gift Cards - Sales & (Usage)	$ -	$ 804	$ (1,760)	$ (2,563)	$ 804	$ (1,760)	$ (2,563)
Season Advance/Trail Fees	$ 100,000	$ 8,686	$ 8,040	$ (645)	$ 8,686	$ 8,040	$ (645)
Loyalty Program	$ 25,000	$ 2,725	$ 1,484	$ (1,241)	$ 2,725	$ 1,484	$ (1,241)
Driving Range	$ 87,418	$ 7,850	$ 6,760	$ (1,090)	$ 7,850	$ 6,760	$ (1,090)
Golf Lessons	$ 15,000	$ 3,260	$ 2,240	$ (1,020)	$ 3,260	$ 2,240	$ (1,020)
Golf Simulator	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Income - Golf Course	$ 15,000	$ 595	$ 834	$ 240	$ 595	$ 834	$ 240
Assessments - Recreation Op.	$ -	$ 1,520	$ -	$ (1,520)	$ 1,520	$ -	$ (1,520)
Subtotal Golf Course Revenue	**$ 2,749,918**	**$ 167,131**	**$ 159,661**	**$ (7,470)**	**$ 167,131**	**$ 159,661**	**$ (7,470)**
Pro Shop Revenue							
Merchandise Sales	$ 125,664	$ 11,613	$ 11,095	$ (518)	$ 11,613	$ 11,095	$ (518)
Subtotal Pro Shop Revenue	**$ 125,664**	**$ 11,613**	**$ 11,095**	**$ (518)**	**$ 11,613**	**$ 11,095**	**$ (518)**

Viera East

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
Restaurant Revenue							
Food & Snack Sales	$ 512,832	$ 32,062	$ 34,764	$ 2,702	$ 32,062	$ 34,764	$ 2,702
Beverage Sales	$ 41,268	$ 4,422	$ 4,456	$ 34	$ 4,422	$ 4,456	$ 34
Beer Sales	$ 271,935	$ 16,300	$ 18,851	$ 2,551	$ 16,300	$ 18,851	$ 2,551
Wine Sales	$ 23,533	$ 2,129	$ 2,507	$ 378	$ 2,129	$ 2,507	$ 378
Liquor Sales	$ 253,605	$ 14,159	$ 14,241	$ 82	$ 14,159	$ 14,241	$ 82
Miscellaneous Income - Restaurant	$ 497	$ 1,564	$ (257)	$ (1,821)	$ 1,564	$ (257)	$ (1,821)
Subtotal Restaurant Revenue	**$ 1,103,670**	**$ 70,635**	**$ 74,561**	**$ 3,926**	**$ 70,635**	**$ 74,561**	**$ 3,926**
Total Revenues	**$ 3,979,252**	**$ 249,378**	**$ 245,317**	**$ (4,061)**	**$ 249,378**	**$ 245,317**	**$ (4,061)**
Expenditures:							
General Expenditures							
Other Contractual Services	$ 20,000	$ 855	$ 1,331	$ (476)	$ 855	$ 1,331	$ (476)
Telephone	$ 20,392	$ 635	$ 417	$ 217	$ 635	$ 417	$ 217
Utilities	$ 18,000	$ 548	$ 1,234	$ (685)	$ 548	$ 1,234	$ (685)
Repairs & Maintenance	$ 15,000	$ 520	$ 884	$ (363)	$ 520	$ 884	$ (363)
Bank Charges	$ 75,000	$ 5,168	$ 4,787	$ 381	$ 5,168	$ 4,787	$ 381
Office Supplies	$ 4,500	$ 250	$ 565	$ (315)	$ 250	$ 565	$ (315)
Operating Supplies	$ 23,000	$ 631	$ 2,128	$ (1,497)	$ 631	$ 2,128	$ (1,497)
Dues, Licenses & Subscriptions	$ 14,502	$ 1,779	$ 3,438	$ (1,659)	$ 1,779	$ 3,438	$ (1,659)
Drug Testing - All Departments	$ 500	$ -	$ -	$ -	$ -	$ -	$ -

Viera East
Community Development District
Golf Course, Pro Shop & Restaurant
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
General Expenditures Continued							
Training, Education & Emp. Relations	$ 5,000	$ 115	$ 286	$ (171)	$ 115	$ 286	$ (171)
Contractual Security	$ 8,400	$ 147	$ 351	$ (204)	$ 147	$ 351	$ (204)
IT Services	$ 8,400	$ 454	$ 551	$ (97)	$ 454	$ 551	$ (97)
Subtotal General Expenditures	**$ 212,694**	**$ 11,102**	**$ 15,971**	**$ (4,869)**	**$ 11,102**	**$ 15,971**	**$ (4,869)**
Administrative Expenditures							
Legal Fees	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ 600	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ -	$ 92	$ -	$ 92	$ 92	$ -	$ 92
Engineering	$ 600	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ 4,961	$ 141	$ -	$ 141	$ 141	$ -	$ 141
Annual Audit	$ 5,330	$ 440	$ 444	$ (4)	$ 440	$ 444	$ (4)
Golf Course Administrative Services	$ 65,000	$ 4,690	$ 5,417	$ (727)	$ 4,690	$ 5,417	$ (727)
Insurance	$ 133,286	$ 11,532	$ 10,354	$ 1,177	$ 11,532	$ 10,354	$ 1,177
Property Taxes	$ 12,000	$ 1,083	$ 970	$ 112	$ 1,083	$ 970	$ 112
Subtotal Administrative Exp.	**$ 223,277**	**$ 17,977**	**$ 17,186**	**$ 791**	**$ 17,977**	**$ 17,186**	**$ 791**
Total General & Administrative	**$ 435,971**	**$ 29,079**	**$ 33,157**	**$ (4,078)**	**$ 29,079**	**$ 33,157**	**$ (4,078)**

Viera East

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
Operations & Maintenance							
Golf Operations Expenditures							
Salaries	$ 408,241	$ 29,142	$ 31,425	$ (2,282)	$ 29,142	$ 31,425	$ (2,282)
Administrative Fee	$ 14,508	$ 1,139	$ 754	$ 386	$ 1,139	$ 754	$ 386
FICA Expense	$ 32,230	$ 3,030	$ 2,404	$ 626	$ 3,030	$ 2,404	$ 626
Health Insurance	$ 10,000	$ 67	$ 992	$ (925)	$ 67	$ 992	$ (925)
Workers Compensation	$ 8,502	$ 626	$ 800	$ (174)	$ 626	$ 800	$ (174)
Unemployment	$ 8,500	$ 425	$ 132	$ 293	$ 425	$ 132	$ 293
Retirement Contribution	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
Golf Printing	$ 4,500	$ 1,176	$ 554	$ 622	$ 1,176	$ 554	$ 622
Utilities	$ 23,336	$ 2,209	$ 1,823	$ 386	$ 2,209	$ 1,823	$ 386
Repairs	$ 3,400	$ -	$ 30	$ (30)	$ -	$ 30	$ (30)
Pest Control	$ 1,300	$ -	$ -	$ -	$ -	$ -	$ -
Supplies	$ 12,500	$ 3,798	$ 1,108	$ 2,690	$ 3,798	$ 1,108	$ 2,690
Uniforms	$ 2,000	$ 831	$ -	$ 831	$ 831	$ -	$ 831
Training, Educ. & Employee Relations	$ 2,500	$ 227	$ -	$ 227	$ 227	$ -	$ 227
Cart Lease	$ 137,684	$ 11,404	$ 11,277	$ 127	$ 11,404	$ 11,277	$ 127
Cart Maintenance	$ 5,000	$ 884	$ 1,017	$ (133)	$ 884	$ 1,017	$ (133)
Driving Range	$ 5,000	$ 1,579	$ -	$ 1,579	$ 1,579	$ -	$ 1,579
Subtotal Golf Operations Expenditure	**$ 679,450**	**$ 56,539**	**$ 52,315**	**$ 4,224**	**$ 56,539**	**$ 52,315**	**$ 4,224**
Golf Course Maintenance Expenditures							
Salaries	$ 519,954	$ 46,272	$ 51,414	$ (5,142)	$ 46,272	$ 51,414	$ (5,142)
Administrative Fees	$ 7,552	$ 478	$ 664	$ (185)	$ 478	$ 664	$ (185)
FICA Expense	$ 51,605	$ 4,831	$ 3,933	$ 898	$ 4,831	$ 3,933	$ 898
Employee Insurance	$ 76,858	$ 4,616	$ 6,584	$ (1,968)	$ 4,616	$ 6,584	$ (1,968)

Viera East

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
Golf Course Maintenance Expenditures Continued							
Workers Compensation	$ 12,441	$ 996	$ 1,321	$ (325)	$ 996	$ 1,321	$ (325)
Unemployment	$ 7,086	$ 149	$ -	$ 149	$ 149	$ -	$ 149
Retirement Contribution	$ 3,500	$ -	$ 477	$ (477)	$ -	$ 477	$ (477)
Utilities/Water	$ 32,080	$ 803	$ 2,295	$ (1,493)	$ 803	$ 2,295	$ (1,493)
Repairs	$ 48,000	$ 5,005	$ 5,514	$ (509)	$ 5,005	$ 5,514	$ (509)
Restaurant Repairs	$ 10,000	$ 104	$ -	$ 104	$ 104	$ -	$ 104
Fuel & Oil	$ 35,000	$ 2,819	$ 3,731	$ (913)	$ 2,819	$ 3,731	$ (913)
Pest Control	$ 4,600	$ 406	$ -	$ 406	$ 406	$ -	$ 406
Irrigation/Drainage	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -
Sand and Topsoil	$ 35,000	$ 995	$ 1,138	$ (143)	$ 995	$ 1,138	$ (143)
Flower/Mulch	$ 7,000	$ -	$ 1,411	$ (1,411)	$ -	$ 1,411	$ (1,411)
Fertilizer	$ 182,000	$ 8,080	$ 9,012	$ (933)	$ 8,080	$ 9,012	$ (933)
Seed/Sod	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -
Trash Removal	$ 4,500	$ 233	$ 240	$ (7)	$ 233	$ 240	$ (7)
Contingency	$ 7,500	$ 3,922	$ -	$ 3,922	$ 3,922	$ -	$ 3,922
First Aid	$ 800	$ -	$ -	$ -	$ -	$ -	$ -
Operating Supplies	$ 15,000	$ 449	$ 2,589	$ (2,140)	$ 449	$ 2,589	$ (2,140)
Training	$ 2,500	$ 232	$ -	$ 232	$ 232	$ -	$ 232
Janitorial Supplies	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Services	$ 15,000	$ 840	$ 1,120	$ (280)	$ 840	$ 1,120	$ (280)
Soil & Water Testing	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
Uniforms	$ 13,000	$ 1,111	$ 1,202	$ (91)	$ 1,111	$ 1,202	$ (91)
Equipment Rental	$ 4,606	$ -	$ 2,500	$ (2,500)	$ -	$ 2,500	$ (2,500)
Equipment Lease	$ 243,144	$ 18,419	$ 13,435	$ 4,984	$ 18,419	$ 13,435	$ 4,984

Viera East

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
Subtotal Golf Course Maintenance Exp	**$1,375,226**	**$ 100,759**	**$ 108,581**	**$ (7,822)**	**$ 100,759**	**$ 108,581**	**$ (7,822)**
Total Operations & Maintenance	**$2,054,676**	**$ 157,298**	**$ 160,895**	**$ (3,598)**	**$ 157,298**	**$ 160,895**	**$ (3,598)**
Total Golf Course Revenue	**$2,749,918**	**$ 167,131**	**$ 159,661**	**$ (7,470)**	**$ 167,131**	**$ 159,661**	**$ (7,470)**
Merchandise Expenditures;							
Cost of Goods Sold	$ 87,965	$ (3,217)	$ 3,017	$ (6,234)	$ (3,217)	$ 3,017	$ (6,234)
Subtotal Merchandise Exp.	**$ 87,965**	**$ (3,217)**	**$ 3,017**	**$ (6,234)**	**$ (3,217)**	**$ 3,017**	**$ (6,234)**
Total Pro Shop Exp.	**$ 87,965**	**$ (3,217)**	**$ 3,017**	**$ (6,234)**	**$ (3,217)**	**$ 3,017**	**$ (6,234)**
Pro Shop Revenue	**$ 125,664**	**$ 11,613**	**$ 11,095**	**$ (518)**	**$ 11,613**	**$ 11,095**	**$ (518)**
Restaurant Expenditures							
Restaurant Expenditures							
Salaries	$ 374,528	$ 32,626	$ 30,818	$ 1,808	$ 32,626	$ 30,818	$ 1,808
Administrative Fee	$ 8,424	$ 696	$ 640	$ 56	$ 696	$ 640	$ 56
FICA Expense	$ 31,151	$ 4,158	$ 3,242	$ 916	$ 4,158	$ 3,242	$ 916
Health Insurance	$ 30,907	$ 988	$ 2,860	$ (1,872)	$ 988	$ 2,860	$ (1,872)
Workers Compensation	$ 7,841	$ 681	$ 806	$ (125)	$ 681	$ 806	$ (125)
Unemployment	$ 7,795	$ 209	$ 132	$ 77	$ 209	$ 132	$ 77
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Utilities	$ 16,382	$ 825	$ 1,107	$ (282)	$ 825	$ 1,107	$ (282)
Pest Control	$ 1,200	$ -	$ -	$ -	$ -	$ -	$ -

Viera East

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
Restaurant Expenditures Continued							
Merchant Fees	$ 32,208	$ 1,770	$ 408	$ 1,362	$ 1,770	$ 408	$ 1,362
Equipment Lease	$ 1,750	$ 143	$ 154	$ (12)	$ 143	$ 154	$ (12)
Kitchen Equipment/Supplies	$ -	$ 701	$ -	$ 701	$ 701	$ -	$ 701
Paper & Plastic Supplies	$ -	$ 402	$ -	$ 402	$ 402	$ -	$ 402
Operating Supplies	$ 52,043	$ 1,077	$ 2,627	$ (1,550)	$ 1,077	$ 2,627	$ (1,550)
Delivery/Gas	$ 6,780	$ 435	$ 735	$ (300)	$ 435	$ 735	$ (300)
Dues & License	$ 11,500	$ 2,054	$ 58	$ 1,996	$ 2,054	$ 58	$ 1,996
Subtotal Restaurant Expenditures	**$ 582,509**	**$ 46,765**	**$ 43,587**	**$ 3,178**	**$ 46,765**	**$ 43,587**	**$ 3,178**
Cost of Goods Sold;							
Food & Snack Cost	$ 292,314	$ 15,097	$ 13,508	$ 1,588	$ 15,097	$ 13,508	$ 1,588
Beverage Cost	$ 37,141	$ 3,886	$ 2,238	$ 1,649	$ 3,886	$ 2,238	$ 1,649
Beer Cost	$ 100,616	$ 5,583	$ 5,632	$ (49)	$ 5,583	$ 5,632	$ (49)
Wine Cost	$ 12,472	$ (590)	$ 1,097	$ (1,687)	$ (590)	$ 1,097	$ (1,687)
Liquor Cost	$ 78,618	$ 3,374	$ 4,218	$ (844)	$ 3,374	$ 4,218	$ (844)
Subtotal Cost of Goods Sold	**$ 521,161**	**$ 27,350**	**$ 26,693**	**$ 657**	**$ 27,350**	**$ 26,693**	**$ 657**
Total Restaurant Expenditures	**$ 1,103,670**	**$ 74,115**	**$ 70,281**	**$ 3,835**	**$ 74,115**	**$ 70,281**	**$ 3,835**
Total Restaurant Revenue	**$ 1,103,670**	**$ 70,635**	**$ 74,561**	**$ 3,926**	**$ 70,635**	**$ 74,561**	**$ 3,926**
Total Golf & H&E Revenue	**$ 3,979,252**	**$ 249,378**	**$ 245,317**	**$ (4,061)**	**$ 249,378**	**$ 245,317**	**$ (4,061)**
Total Golf & H&E Expenditures	**$ 3,682,282**	**$ 257,275**	**$ 267,349**	**$ (10,075)**	**$ 257,275**	**$ 267,349**	**$ (10,075)**

Viera East

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Current Month Actual 10/31/25	Current Month Actual 10/31/26	Current Month Variance	Year-to-Date Actual Thru 10/31/25	Year-to-Date Actual Thru 10/31/26	Year-to-Date Variance
Excess (Deficiency) of Rev. over Exp.	$ 296,970	$ (7,896)	$ (22,032)	$ (14,136)	$ (7,896)	$ (22,032)	$ (14,136)
Other Financing Sources/(Uses):							
Assessments - Recreation Debt Service	$ -	$ 46,688	$ -	$ (46,688)	$ 46,688	$ -	$ (46,688)
Interest Income	$ 12,000	$ 2,294	$ 1,810	$ (484)	$ 2,294	$ 1,810	$ (484)
Transfer In/(Out) - Capital Reserve	$ (208,970)	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/(Out) - Debt Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/(Out) - Simulator	$ (100,000)	$ -	$ -	$ -	$ -	$ -	$ -
Interest Expense	$ -	$ (2,271)	$ -	$ 2,271	$ (2,271)	$ -	$ 2,271
Principal Expense	$ -	$ (45,417)	$ -	$ 45,417	$ (45,417)	$ -	$ 45,417
Total Other Financing Sources/(Uses)	**$ (296,970)**	**$ 1,294**	**$ 1,810**	**$ 516**	**$ 1,294**	**$ 1,810**	**$ 516**
Net Change in Fund Balance	**$ -**	**$ (6,603)**	**$ (20,223)**	**$ (13,620)**	**$ (6,603)**	**$ (20,223)**	**$ (13,620)**
Fund Balance - Beginning	**$ -**				**$ 1,935,497**	**$ 2,125,440**	
Fund Balance - Ending	**$ -**				**$ 1,928,894**	**$ 2,105,217**	

Viera East

Community Development District

Month to Month - Golf Course, Pro Shop & Restaurant

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Number of Rounds													
Paid Rounds	3,271	-	-	-	-	-	-	-	-	-	-	-	3,271
Passholder Rounds	220	-	-	-	-	-	-	-	-	-	-	-	220
Comp Rounds	84	-	-	-	-	-	-	-	-	-	-	-	84
Revenue per Round													
Paid Rounds	$43	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43
Revenues:													
Golf Course Revenue													
Greens Fees	$ 142,062	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 142,062
Gift Cards - Sales & (Usage)	$ (1,760)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (1,760)
Season Advance/Trail Fees	$ 8,040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,040
Loyalty Program	$ 1,484	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,484
Driving Range	$ 6,760	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,760
Golf Lessons	$ 2,240	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,240
Golf Simulator	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Misc. Income Golf Course	$ 834	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 834
Assessments - Recreation Op.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Golf Course Revenue	**$ 159,661**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 159,661**
Pro Shop Revenue													
Merchandise Sales	$ 11,095	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,095
Subtotal Pro Shop Revenue	**$ 11,095**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,095**
Restaurant Revenue													
Food & Snack Sales	$ 34,764	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,764
Beverage Sales	$ 4,456	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,456
Beer Sales	$ 18,851	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,851
Wine Sales	$ 2,507	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,507
Liquor Sales	$ 14,241	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,241
Misc. Income - Restaurant	$ (257)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (257)
Subtotal Restaurant Revenue	**$ 74,561**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 74,561**
Total Revenues	**$ 245,317**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 245,317**

Viera East

Community Development District

Month to Month - Golf Course, Pro Shop & Restaurant

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Expenditures:													
General Expenditures													
Other Contractual Services	$ 1,331	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,331
Telephone	$ 417	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 417
Utilities	$ 1,234	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,234
Repairs & Maintenance	$ 884	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 884
Bank Charges	$ 4,787	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,787
Office Supplies	$ 565	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 565
Operating Supplies	$ 2,128	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,128
Dues, Licenses & Subscriptions	$ 3,438	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,438
Drug Testing - All Departments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Training, Education & Emp. Rel.	$ 286	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 286
Contractual Security	$ 351	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 351
IT Services	$ 551	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 551
Subtotal General Expenditure	**$ 15,971**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,971**
Administrative Expenditures													
Legal Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ 444	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 444
Golf Course Admin. Services	$ 5,417	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,417
Insurance	$ 10,354	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,354
Property Taxes	$ 970	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 970
Subtotal Administrative Exp.	**$ 17,186**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,186**
Total General & Admin.	**$ 33,157**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 33,157**

Viera East

Community Development District

Month to Month - Golf Course, Pro Shop & Restaurant

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Operations & Maintenance													
Golf Operations Expenditures													
Salaries	$ 31,425	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,425
Administrative Fee	$ 754	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 754
FICA Expense	$ 2,404	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,404
Health Insurance	$ 992	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 992
Workers Compensation	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 800
Unemployment	$ 132	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 132
Retirement Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Golf Printing	$ 554	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 554
Utilities	$ 1,823	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,823
Repairs	$ 30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Supplies	$ 1,108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,108
Uniforms	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Training, Education & Emp. Rel.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cart Lease	$ 11,277	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,277
Cart Maintenance	$ 1,017	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,017
Driving Range	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Operating Exp.	**$ 52,315**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 52,315**
Golf Course Maintenance Exp.													
Salaries	$ 51,414	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,414
Administrative Fees	$ 664	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 664
FICA Expense	$ 3,933	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,933
Employee Insurance	$ 6,584	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,584
Workers Compensation	$ 1,321	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,321
Unemployment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Retirement Contribution	$ 477	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 477
Utilities/Water	$ 2,295	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,295
Repairs	$ 5,514	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,514
Restaurant Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fuel & Oil	$ 3,731	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,731
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation/Drainage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sand and Topsoil	$ 1,138	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,138

Viera East

Community Development District

Month to Month - Golf Course, Pro Shop & Restaurant

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Golf Course Maintenance Exp. Cont.													
Flower/Mulch	$ 1,411	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,411
Fertilizer	$ 9,012	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,012
Seed/Sod	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trash Removal	$ 240	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 240
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
First Aid	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Supplies	$ 2,589	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,589
Training	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Services	$ 1,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,120
Soil & Water Testing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Uniforms	$ 1,202	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,202
Equipment Rental	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Equipment Lease	$ 13,435	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,435
Subtotal Golf Main. Exp.	**$ 108,581**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 108,581**
Total Operations & Main.	**$ 160,895**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 160,895**
Merchandise Expenditures;													
Cost of Goods Sold	$ 3,017	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,017
Subtotal Merchandise Exp.	**$ 3,017**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,017**
Total Pro Shop Exp.	**$ 3,017**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,017**
Restaurant Expenditures													
Restaurant Expenditures													
Salaries	$ 30,818	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,818
Administrative Fee	$ 640	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 640
FICA Expense	$ 3,242	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,242
Health Insurance	$ 2,860	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,860
Workers Compensation	$ 806	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 806
Unemployment	$ 132	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 132
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Utilities	$ 1,107	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,107
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Viera East

Community Development District

Month to Month - Golf Course, Pro Shop & Restaurant

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Restaurant Expenditures Continued													
Merchant Fees	$ 408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 408
Equipment Lease	$ 154	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 154
Kitchen Equipment/Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paper & Plastic Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Supplies	$ 2,627	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,627
Delivery/Gas	$ 735	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 735
Dues & Licenses	$ 58	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 58
Subtotal Restaurant Exp.	**$ 43,587**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 43,587**
Cost of Goods Sold;													
Food & Snack Cost	$ 13,508	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,508
Beverage Cost	$ 2,238	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,238
Beer Cost	$ 5,632	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,632
Wine Cost	$ 1,097	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,097
Liquor Cost	$ 4,218	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,218
Subtotal Cost of Goods Sold	**$ 26,693**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,693**
Total Restaurant Exp.	**$ 70,281**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 70,281**
Total Expenditures	**$ 267,349**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 267,349**
Excess (Def.) of Rev. over Exp.	$ (22,032)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (22,032)
Other Financing Sources/(Uses):													
Assess. - Recreation Debt Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 1,810	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,810
Transfer In/(Out) - Cap. Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/(Out) - Debt	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/(Out) - Simulator	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Principal Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Fin. Sources/(Uses	**$ 1,810**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,810**
Net Change in Fund Balance	**$ (20,223)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (20,223)**

Viera East

Community Development District

Month to Month - Golf Course, Pro Shop & Restaurant

	October	November	December	January	February	March	April	May	June	July	August	September	Total

Cost of Goods Sold as a % of Sales:

Food & Snack Cost	38.9%
Beverage Cost	50.2%
Beer Cost	29.9%
Wine Cost	43.8%
Liquor Cost	29.6%

Viera East

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	General Fund Allocation	Golf Course Allocation	Total Actual Thru 10/31/26
Revenues;					
Interest Income	$ 18,000	$ 1,500	$ 1,266	$ 4,265	$ 5,531
Total Revenues	**$ 18,000**	**$ 1,500**	**$ 1,266**	**$ 4,265**	**$ 5,531**
Expenditures:					
Capital Outlay - General	$ 117,559	$ 9,797	$ 102,986	$ -	$ 102,986
Capital Outlay - Golf Course	$ 81,921	$ 6,827	$ -	$ 31,255	$ 31,255
Truck Maintenance	$ 25,000	$ 2,083	$ -	$ -	$ -
Sign Project	$ -	$ -	$ -	$ -	$ -
Bank Fee	$ 300	$ 25	$ 8	$ 28	$ 36
Total Expenditures	**$ 224,780**	**$ 18,732**	**$ 102,994**	**$ 31,283**	**$ 134,277**
Excess (Deficiency) of Revenues over Exp.	**$ (206,780)**	**$ (17,232)**	**$ (101,728)**	**$ (27,017)**	**$ (128,746)**
Other Financing Sources/(Uses):					
Transfer In/(Out) - General Fund	$ 379,832	$ -	$ -	$ -	$ -
Transfer In/(Out) - Golf Course	$ 208,970	$ -	$ -	$ -	$ -
Transfer In/(Out) - Simulator	$ 100,000	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ 688,802**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 482,022**	**$ (17,232)**	**$ (101,728)**	**$ (27,017)**	**$ (128,746)**
Fund Balance - Beginning	**$1,512,995**	**$1,512,995**	**$ 416,132**	**$1,401,834**	**$ 1,817,966**
Fund Balance - Ending	**$1,995,017**	**$1,495,763**	**$ 314,404**	**$1,374,816**	**$ 1,689,220**

Viera East

Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending October 31, 2026

Check Date	Fund	Vendor	Detail		Amount
10/12/26	General	Florida Coast Equipment	Tractor	$	34,358
10/16/26	General	Gary Yeomans Ford Palm Bay	Truck	$	68,629
Total General Fund				**$**	**102,986**
10/01/26	Golf Course	American Recycled Plastic	Tables & Chairs for Patio Project	$	31,255
Total Golf Course				**$**	**31,255**
Total				**$**	**134,241**

Viera East

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 512,530	$ -	$ -	$ -
Interest Income	$ 5,000	$ 417	$ 889	$ 472
Total Revenues	**$ 517,530**	**$ 417**	**$ 889**	**$ 472**
Expenditures:				
Interest - 11/1	$ 67,708	$ -	$ -	$ -
Principal - 5/1	$ 380,000	$ -	$ -	$ -
Interest - 5/1	$ 67,708	$ -	$ -	$ -
Total Expenditures	**$ 515,415**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Exp.	$ 2,115		$ 889	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 2,115**		**$ 889**	
Fund Balance - Beginning	**$ 74,261**		**$ 309,256**	
Fund Balance - Ending	**$ 76,376**		**$ 310,144**	

Viera East

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 153	$ 153
Total Revenues	**$ -**	**$ -**	**$ 153**	**$ 153**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Exp.	**$ -**		**$ 153**	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 153**	
Fund Balance - Beginning	**$ -**		**$ 53,374**	
Fund Balance - Ending	**$ -**		**$ 53,527**	