Greens at Viera East

Condominium Association, Inc.

2025 Historical Operating Budget

January 1, 2025 to December 31, 2025

INCOME	
Assessment Revenue	$680,711
Miscellaneous Income	$2,000
Operating Interest	$180
Late Fees and Interest	$200
TOTAL Income	**$683,091**
ADMINISTRATIVE	
Management Software	$4,450
Community Association Manager	$21,500
On Site Administrator	$36,691
Postage	$700
Office Supplies	$1,000
Website	$450
Legal Fees	$2,000
Accounting Services	$4,500
Insurance	$222,000
Annual Corporate Report	$65
Taxes, Fees and Permits	$1,800
Bank Fees	$1,400
Reserve Fund Contribution	$124,024
Master Association Dues	$46,800
Association Vehicle	$1,000
DBPR	$832
Employer Payroll Expenses	$9,600
TOTAL Administrative	**$478,812**
COMMON AREA MAINTENANCE	
Repairs, Maintenance and Supplies	$8,576
On Site Maintenance Staff	$56,893
Maintenance Uniforms	$200
Gate Maintenance	$1,000
TOTAL Common Area Maintenance	**$66,669**

Reformatted from historical budget records. Annual reserve contribution included.

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2025 Historical Operating Budget

January 1, 2025 to December 31, 2025

LANDSCAPING	
Lawn Service	$54,500
Aquatic Maintenance	$2,500
Irrigation	$3,000
Tree Maintenance	$5,800
Landscape Replacement	$1,000
Signs	$200
Termite Protection	$6,480
TOTAL Landscaping	**$73,480**
FIRE AND MECHANICAL	
Alarm Testing and Inspection	$2,260
Alarm and Fire System Repairs	$5,580
Alarm Monitoring Fire, Clubhouse, Pool	$7,200
Fire Safety Testing and Inspection	$1,500
TOTAL Fire and Mechanical	**$16,540**
POOL AND CLUBHOUSE	
Pool Repairs and Supplies	$3,500
Pool Service	$8,580
TOTAL Pool and Clubhouse	**$12,080**
UTILITIES	
Common Area Electricity	$7,390
Street Light Electricity	$5,880
Pool and Clubhouse Electricity	$9,825
Water and Sewer	$5,500
Phone and Internet	$1,915
Propane-Spa	$5,000
TOTAL Utilities	**$35,510**
TOTAL Expense	**$683,091**

Reformatted from historical budget records. Annual reserve contribution included.