Greens at Viera East

Condominium Association, Inc.

2026 Historical Operating Budget

January 1, 2026 to December 31, 2026

INCOME	
Assessment Revenue	$680,711
Miscellaneous Income	$2,000
Operating Interest	$180
Late Fees and Interest	$200
TOTAL Income	**$683,091**
ADMINISTRATIVE	
Management Software	$4,800
Community Association Manager	$43,680
Postage	$700
Office Supplies	$1,000
Website	$450
Legal Fees	$2,000
Accounting Services	$5,350
Insurance	$198,000
Annual Corporate Report	$65
Taxes, Fees and Permits	$3,000
Bank Fees	$1,400
Reserve Fund Contribution	$124,024
Master Association Dues	$49,920
Appraisal	$750
Association Vehicle	$1,000
DBPR	$832
Employer Payroll Expenses	$9,000
TOTAL Administrative	**$445,971**
COMMON AREA MAINTENANCE	
Repairs, Maintenance and Supplies	$8,212
On Site Maintenance Staff	$59,738
Maintenance Uniforms	$200
Gate Maintenance	$1,000
TOTAL Common Area Maintenance	**$69,150**

Reformatted from historical budget records. Annual reserve contribution included.

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LANDSCAPING	
Lawn Service	$54,500
Aquatic Maintenance	$2,500
Irrigation	$3,000
Tree Maintenance	$12,000
Mulch	$12,000
Landscape Replacement	$10,000
Signs	$200
Termite Protection	$7,400
TOTAL Landscaping	**$101,600**
FIRE AND MECHANICAL	
Alarm Testing and Inspection	$2,260
Alarm and Fire System Repairs	$5,000
Alarm Monitoring Fire, Clubhouse, Pool	$7,200
Fire Safety Testing and Inspection	$2,200
TOTAL Fire and Mechanical	**$16,660**
POOL AND CLUBHOUSE	
Pool Repairs and Supplies	$3,500
Pool Service	$10,200
TOTAL Pool and Clubhouse	**$13,700**
UTILITIES	
Common Area Electricity	$7,390
Street Light Electricity	$6,120
Pool and Clubhouse Electricity	$10,400
Water and Sewer	$6,050
Phone and Internet	$1,050
Propane-Spa	$5,000
TOTAL Utilities	**$36,010**
TOTAL Expense	**$683,091**

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