Greens at Viera East

Condominium Association, Inc.

2013 Historical Operating Budget

January 1, 2013 to December 31, 2013

INCOME	
Budgeted Income	$500,319
TOTAL Income	**$500,319**
ADMINISTRATIVE	
Management Services	$13,860
Community Association Manager	$46,520
Postage	$3,000
Office Supplies	$4,000
Website	$450
Office Expenses	$164
Legal Fees	$2,500
Misc. Operating	$500
Accounting Services	$270
Insurance	$83,000
Umbrella	$1,400
D and O	$1,427
Annual Corporate Report	$75
Taxes, Fees and Permits	$2,500
Security	$500
Bank Fees	$50
Professional Services	$960
Reserve Fund Contribution	$104,386
Master Association Dues	$25,000
Bad Debt Write Off	$3,000
Appraisal	$2,800
Association Vehicle	$750
DBPR	$832
TOTAL Administrative	**$297,944**
COMMON AREA MAINTENANCE	
Repairs, Maintenance and Supplies	$30,000
Janitorial	$250
On Site Maintenance Staff	$36,400
Roll Off Container	$500
Carpet Cleaning	$1,200
Gate Maintenance	$1,500
TOTAL Common Area Maintenance	**$69,850**

Reformatted from historical budget records. Annual reserve contribution included.

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LANDSCAPING	
Lawn Service	$54,548.43
Aquatic	$1,701.36
Irrigation	$2,772.67
Electrical Repairs	$500
Repairs & Supplies	$3,000
Tree Maintenance	$3,000
Signs	$2,000
Pest Control	$2,076.48
Termite	$4,240
TOTAL Landscaping	**$73,838.94**
FIRE AND MECHANICAL	
Alarm Testing and Inspection	$4,354.84
Alarm and Fire System Repairs	$2,500
Fire Safety Testing and Inspection	$1,700
Heating and Air Conditioning	$500
TOTAL Fire and Mechanical	**$9,054.84**
POOL AND CLUBHOUSE	
Pool Repairs and Supplies	$5,000
Pool Service	$3,700
TOTAL Pool and Clubhouse	**$8,700**
OTHER HISTORICAL EXPENSES	
Building Maintenance	$2,500
Exercise	$500
TOTAL Other Historical Expenses	**$3,000**
UTILITIES	
Common Area Electricity	$3,347.07
Street Light Electricity	$2,775
Pool and Clubhouse Electricity	$7,707.27
Waste	$5,150
Water/sewer	$4,117.95
Phone and Internet	$2,725.80
Propane-Spa	$8,807.31
TOTAL Utilities	**$34,630.40**
TOTAL Expense	**$497,018.19**

Source rounding difference: $0.01