Greens at Viera East

Condominium Association, Inc.

2018 Historical Operating Budget

January 1, 2018 to December 31, 2018

INCOME	
Budgeted Income	$500,319
TOTAL Income	**$500,319**
ADMINISTRATIVE	
Management Services	$10,404
Community Association Manager	$41,600
Postage	$700
Office Supplies	$1,000
Website	$450
Office Expenses	$1,250
Legal Fees	$4,500
Miscellaneous Operating Expenses	$600
Accounting Services	$4,250
Insurance	$90,000
Annual Corporate Report	$65
Taxes, Fees and Permits	$600
Bank Fees	$70
Reserve Fund Contribution	$99,189
Master Association Dues	$25,000
Association Vehicle	$500
DBPR	$832
Employer Payroll Expenses	$6,800
TOTAL Administrative	**$287,810**
OTHER HISTORICAL EXPENSES	
Building Maintenance	$8,000
Exercise Equipment	$500
TOTAL Other Historical Expenses	**$8,500**
COMMON AREA MAINTENANCE	
Repairs, Maintenance and Supplies	$7,333
On Site Maintenance Staff	$41,600
Maintenance Uniforms	$200
Carpet Cleaning	$2,500
Gate Maintenance	$3,000
TOTAL Common Area Maintenance	**$54,633**

Reformatted from historical budget records. Annual reserve contribution included.

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LANDSCAPING	
Lawn Service	$63,750
Aquatic Maintenance	$1,700
Irrigation	$4,000
Tree Maintenance	$5,500
Landscape Replacement	$12,000
Signs	$200
Pest Control	$2,360
Termite Protection	$4,500
TOTAL Landscaping	**$94,010**
FIRE AND MECHANICAL	
Alarm Testing and Inspection	$2,256
Alarm and Fire System Repairs	$2,500
Alarm Monitoring Fire, Clubhouse, Pool	$6,560
Fire Safety Testing and Inspection	$1,750
Heating and Air Conditioning	$1,000
TOTAL Fire and Mechanical	**$14,066**
POOL AND CLUBHOUSE	
Pool Repairs and Supplies	$4,000
Pool Service	$6,200
TOTAL Pool and Clubhouse	**$10,200**
UTILITIES	
Common Area Electricity	$5,500
Street Light Electricity	$5,300
Pool and Clubhouse Electricity	$8,500
Water and Sewer	$5,100
Phone and Internet	$1,700
Propane-Spa	$5,000
TOTAL Utilities	**$31,100**
TOTAL Expense	**$500,319**

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