## Greens at Viera East

### Condominium Association, Inc.

# 2021 Historical Operating Budget

January 1, 2021 to December 31, 2021

| | |
|---|---|
| **INCOME** | |
| Assessment Revenue | $521,537 |
| Miscellaneous Income | $5,000 |
| Operating Interest | $75 |
| Late Fees and Interest | $200 |
| **TOTAL Income** | **$526,812** |
| **ADMINISTRATIVE** | |
| Management Services | $2,400 |
| Community Association Manager | $49,920 |
| Postage | $700 |
| Office Supplies | $2,000 |
| Website | $450 |
| Office Expenses APM | $1,200 |
| Legal Fees | $1,500 |
| Accounting Services | $4,500 |
| Insurance | $93,900 |
| Annual Corporate Report | $65 |
| Taxes, Fees and Permits | $1,000 |
| Bank Fees | $70 |
| Reserve Fund Contribution | $124,024 |
| Master Association Dues | $25,000 |
| Association Vehicle | $1,000 |
| DBPR | $832 |
| Employer Payroll Expenses | $7,900 |
| **TOTAL Administrative** | **$316,461** |
| **COMMON AREA MAINTENANCE** | |
| Repairs, Maintenance and Supplies | $11,671 |
| On Site Maintenance Staff | $47,320 |
| Maintenance Uniforms | $200 |
| Gate Maintenance | $1,000 |
| **TOTAL Common Area Maintenance** | **$60,191** |

Reformatted from historical budget records. Annual reserve contribution included.

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January 1, 2021 to December 31, 2021

| | |
|---|---|
| **LANDSCAPING** | |
| Lawn Service | $56,000 |
| Aquatic | $1,800 |
| Irrigation | $2,000 |
| Tree Maintenance | $6,700 |
| Mulch | $7,300 |
| Landscape Replacement | $5,000 |
| Signs | $200 |
| Pest Control | $3,100 |
| Termite | $5,100 |
| **TOTAL Landscaping** | **$87,200** |
| **FIRE AND MECHANICAL** | |
| Alarm Testing and Inspection | $2,260 |
| Alarm and Fire System Repairs | $4,000 |
| Alarm Monitoring Fire, Clubhouse, Pool | $6,600 |
| Fire Safety Testing and Inspection | $1,500 |
| Heating and Air Conditioning | $1,000 |
| **TOTAL Fire and Mechanical** | **$15,360** |
| **POOL AND CLUBHOUSE** | |
| Pool Repairs and Supplies | $4,000 |
| Pool Service | $7,140 |
| **TOTAL Pool and Clubhouse** | **$11,140** |
| **OTHER HISTORICAL EXPENSES** | |
| Building Maintenance | $7,000 |
| Exercise | $500 |
| **TOTAL Other Historical Expenses** | **$7,500** |
| **UTILITIES** | |
| Common Area Electricity | $5,100 |
| Street Light Electricity | $5,160 |
| Pool and Clubhouse Electricity | $6,800 |
| Water/sewer | $4,800 |
| Phone and Internet | $2,100 |
| Propane-Spa | $5,000 |
| **TOTAL Utilities** | **$28,960** |
| **TOTAL Expense** | **$526,812** |

Reformatted from historical budget records. Annual reserve contribution included.