Greens at Viera East

Condominium Association, Inc.

2022 Historical Operating Budget

January 1, 2022 to December 31, 2022

INCOME	
Assessment Revenue	$521,537
Miscellaneous Income	$300
Operating Interest	$75
Late Fees and Interest	$200
Prior Year Surplus	$39,019
TOTAL Income	**$561,131**
ADMINISTRATIVE	
Management Services	$15,840
Community Association Manager	$24,960
Postage	$100
Office Supplies	$1,200
Website	$450
Office Expenses	$1,500
Legal Fees	$1,500
Accounting Services	$4,500
Insurance	$119,000
Annual Corporate Report	$65
Taxes, Fees and Permits	$1,000
Bank Fees	$70
Reserve Fund Contribution	$124,024
Master Association Dues	$36,400
Reserve Study	$7,000
Association Vehicle	$1,000
DBPR	$832
Employer Payroll Expenses	$3,600
TOTAL Administrative	**$343,041**
COMMON AREA MAINTENANCE	
Repairs, Maintenance and Supplies	$11,000
On Site Maintenance Staff	$47,320
Maintenance Uniforms	$200
Carpet Cleaning	$2,000
Gate Maintenance	$1,000
TOTAL Common Area Maintenance	**$61,520**

Reformatted from historical budget records. Annual reserve contribution included.

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2022 Historical Operating Budget

January 1, 2022 to December 31, 2022

LANDSCAPING	
Lawn Service	$50,300
Aquatic Maintenance	$1,800
Irrigation	$2,000
Tree Maintenance	$9,950
Mulch	$10,000
Landscape Replacement	$5,000
Signs	$200
Pest Control	$3,800
Termite Protection	$5,100
TOTAL Landscaping	**$88,150**
FIRE AND MECHANICAL	
Alarm Testing and Inspection	$2,260
Alarm and Fire System Repairs	$5,200
Alarm Monitoring Fire, Clubhouse, Pool	$6,930
Fire Safety Testing and Inspection	$1,500
Heating and Air Conditioning	$10,000
TOTAL Fire and Mechanical	**$25,890**
POOL AND CLUBHOUSE	
Pool Repairs and Supplies	$4,000
Pool Service	$7,140
TOTAL Pool and Clubhouse	**$11,140**
OTHER HISTORICAL EXPENSES	
Exercise Equipment	$500
TOTAL Other Historical Expenses	**$500**
UTILITIES	
Common Area Electricity	$5,610
Street Light Electricity	$5,500
Pool and Clubhouse Electricity	$7,480
Water and Sewer	$4,800
Phone and Internet	$2,500
Propane-Spa	$5,000
TOTAL Utilities	**$30,890**
TOTAL Expense	**$561,131**

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