Greens at Viera East

Condominium Association, Inc.

2023 Historical Operating Budget

January 1, 2023 to December 31, 2023

INCOME	
Regular Assessment Revenue	$521,502
Special Assessment VECA	$36,400
Miscellaneous Income	$5,000
Operating Interest	$125
Late Fees and Interest	$600
TOTAL Income	**$563,627**
ADMINISTRATIVE	
Management Software	$3,100
Community Association Manager	$54,995
Postage	$700
Office Supplies	$1,000
Website	$450
Legal Fees	$1,000
Accounting Services	$3,500
Insurance	$135,670
Annual Corporate Report	$65
Taxes, Fees and Permits	$1,000
Bank Fees	$1,200
Reserve Fund Contribution	$124,024
Master Association Dues	$36,400
Appraisal	$700
Association Vehicle	$1,000
DBPR	$832
Employer Payroll Expenses	$7,900
TOTAL Administrative	**$373,536**
COMMON AREA MAINTENANCE	
Repairs, Maintenance and Supplies	$8,908
On Site Maintenance Staff	$51,585
Maintenance Uniforms	$200
Gate Maintenance	$1,000
TOTAL Common Area Maintenance	**$61,693**

Reformatted from historical budget records. Annual reserve contribution included.

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LANDSCAPING	
Lawn Service	$47,340
Aquatic	$1,860
Irrigation	$2,000
Tree Maintenance	$11,088
Mulch	$11,275
Landscape Replacement	$3,000
Signs	$200
Termite	$5,500
TOTAL Landscaping	**$82,263**
FIRE AND MECHANICAL	
Alarm Testing and Inspection	$2,260
Alarm and Fire System Repairs	$5,200
Alarm Monitoring Fire, Clubhouse, Pool	$6,670
Fire Safety Testing and Inspection	$1,500
Heating and Air Conditioning	$1,000
TOTAL Fire and Mechanical	**$16,630**
POOL AND CLUBHOUSE	
Pool Repairs and Supplies	$2,500
Pool Service	$8,220
TOTAL Pool and Clubhouse	**$10,720**
OTHER HISTORICAL EXPENSES	
Exercise Equipment	$500
TOTAL Other Historical Expenses	**$500**
UTILITIES	
Common Area Electricity	$6,230
Street Light Electricity	$5,600
Pool and Clubhouse Electricity	$9,925
Water/sewer	$4,800
Phone and Internet	$1,620
Propane-Spa	$5,000
TOTAL Utilities	**$33,175**
TOTAL Expense	**$578,517**
Excess Expense (From Prior Year Surplus)	**$14,890**

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