Greens at Viera East

Condominium Association, Inc.

2024 Historical Operating Budget

January 1, 2024 to December 31, 2024

INCOME	
Assessment Revenue	$636,008
Miscellaneous Income	$2,000
Operating Interest	$240
Late Fees and Interest	$200
TOTAL Income	**$638,448**
ADMINISTRATIVE	
Management Software	$4,200
Community Association Manager	$20,500
On Site Administrator	$34,944
Postage	$700
Office Supplies	$1,000
Website	$450
Legal Fees	$1,000
Accounting Services	$4,500
Insurance	$192,000
Annual Corporate Report	$65
Taxes, Fees and Permits	$1,500
Bank Fees	$1,200
Reserve Fund Contribution	$124,024
Master Association Dues	$36,400
Association Vehicle	$1,000
DBPR	$832
Employer Payroll Expenses	$8,400
TOTAL Administrative	**$432,715**
COMMON AREA MAINTENANCE	
Repairs, Maintenance and Supplies	$9,524
On Site Maintenance Staff	$54,184
Maintenance Uniforms	$200
Gate Maintenance	$1,000
TOTAL Common Area Maintenance	**$64,908**

Reformatted from historical budget records. Annual reserve contribution included.

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2024 Historical Operating Budget

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LANDSCAPING	
Lawn Service	$51,000
Aquatic Maintenance	$2,000
Irrigation	$2,000
Tree Maintenance	$5,800
Mulch	$11,275
Landscape Replacement	$1,000
Signs	$200
Termite Protection	$5,500
TOTAL Landscaping	**$78,775**
FIRE AND MECHANICAL	
Alarm Testing and Inspection	$2,260
Alarm and Fire System Repairs	$5,200
Alarm Monitoring Fire, Clubhouse, Pool	$7,200
Fire Safety Testing and Inspection	$1,000
TOTAL Fire and Mechanical	**$15,660**
POOL AND CLUBHOUSE	
Pool Repairs and Supplies	$2,500
Pool Service	$8,580
TOTAL Pool and Clubhouse	**$11,080**
UTILITIES	
Common Area Electricity	$7,190
Street Light Electricity	$5,880
Pool and Clubhouse Electricity	$9,925
Water and Sewer	$5,500
Phone and Internet	$1,815
Propane-Spa	$5,000
TOTAL Utilities	**$35,310**
TOTAL Expense	**$638,448**

Reformatted from historical budget records. Annual reserve contribution included.