

1077 *Greenleaf* Condominiums

What do my HOA Fees Cover?

EMPLOYEE INVESTMENTS

- ❖ Full-time building Superintendent (payroll, employment taxes, workman's comp insurance)
- ❖ Contract labor for projects

BUILDING MAINTENANCE/REPAIRS

- ❖ Structural maintenance/Repairs (cement patios, balconies, roofs, bricks, caulking)
- ❖ Building Maintenance/Repairs – Interior (paint, carpet, lighting, pest control, dryer vent cleaning service, fire/smoke detectors)
- ❖ Property Maintenance (Condo #113)
- ❖ Building Maintenance/Repairs – Exterior (balconies, cement patios, shutters, lighting, pest control, sea wall, outdoor seating, parking lot)
- ❖ Building Maintenance/Repairs – Common Areas (lobby, hallways, lights, east and west entrances, east and west patios, library, green room, stairways, elevator, cleaning windows)
- ❖ Building Maintenance/Repairs – Garage (cleaning, lighting, painting, garage doors, parking spaces, pest control, sump pumps (2), drainage, shopping carts)
- ❖ Building Maintenance/Repairs – Attic (cleaning, lighting, pest control)
- ❖ Elevator Maintenance/Repairs (monthly maintenance contract)
- ❖ Water and sewer pipes

GROUNDS MAINTENANCE/REPAIRS

- ❖ Lawn maintenance (mowing, landscaping, leaf removal, lawn fertilization, sprinkler system, weed removal, trimming trees, sidewalks)
- ❖ Snow removal (plowing, shoveling, salting)
- ❖ Outdoor furniture and seating areas
- ❖ Seawall structure (cleaning sidewalk, maintaining wire for boat docking)
- ❖ Exterior lighting (entrances, driveway, seawall)

GENERAL INVESTMENTS

- ❖ Building General Insurance
- ❖ Building Umbrella Insurance
- ❖ Building Taxes
- ❖ Water Softener
- ❖ City Water/Sewer
- ❖ Indoor Recycling
- ❖ Indoor Trash
- ❖ Outdoor Trash (dumpster)
- ❖ Cleaning Supplies
- ❖ Office Supplies
- ❖ Postage
- ❖ Electric
- ❖ Telephone
- ❖ Computer and Internet

PROFESSIONAL FEES

- ❖ Accounting Service (audits, state and federal tax filings, employment tax filings)
- ❖ Legal Service
- ❖ Security/Alarm Service