

Granita Condominiums Owners Assn, Inc.
Profit & Loss Budget Overview
 January through December 2017

	Jan - Dec 17
Ordinary Income/Expense	
Income	
HOA Dues	177,655.00
Total Income	177,655.00
Gross Profit	177,655.00
Expense	
Administration & Management	
Accounting Fees	9,000.00
Annual Corp Report	100.00
Bank Service Charges	65.00
HOA Reg. ST Div of Real Estate	40.00
Insurance	21,000.00
Legal Fees	4,000.00
Management Fees	2,400.00
Office Expense/Conference Call	250.00
Postage and Delivery	200.00
Tax Return Preparation	600.00
Taxes - Property	200.00
Website	100.00
Total Administration & Management	37,955.00
Maintenance	
Annual Fire Inspection	1,200.00
Building Repairs	
Annual Back Flow Testing	1,000.00
Building Repairs - Other	6,500.00
Total Building Repairs	7,500.00
Carpet & Floor Sealing	1,200.00
Cleaning Contract	6,000.00
Elevator Maintenance	9,000.00
Equipment Repairs	
Boiler Repairs	4,300.00
Total Equipment Repairs	4,300.00
Roof	4,000.00

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Accrual Basis

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	<u>Jan - Dec 17</u>
Site Checks	2,000.00
Snow Removal	5,000.00
Supplies/Light Bulbs	1,000.00
Window Washing/Gutter Cleaning	2,500.00
Total Maintenance	43,700.00
Utilities	
Electric	16,000.00
Gas	20,000.00
Rubbish	3,000.00
Security & Fire Protection	1,000.00
Telephone	1,200.00
Water/Sewer	12,000.00
Total Utilities	53,200.00
Total Expense	134,855.00
Net Ordinary Income	42,800.00
Other Income/Expense	
Other Expense	
Reserve Activity	
Funding to Reserve Account	42,800.00
Total Reserve Activity	42,800.00
Total Other Expense	42,800.00
Net Other Income	-42,800.00
Net Income	0.00
