

Ganita Condo Owners Assn Approved Operating Budget 2019

	Approved 2018 Budget	Actual Through 10/31/2018	Project Through 12/31/18	Projected Budget to Actual	Proposed 2019 Budget	Proposed Budget Change
OPERATIONS						
Income						
HOA Dues	177,655	148,046	177,655	0	177,655	-
Interest Income	200	60	72	(128)	75	125
Total Income	177,855	148,106	177,727	401	177,730	125
Expense						
Admin and Management						
Accounting Fees	9,000	4,908	7,000	(2,000)	9,000	-
Annual Corp Report	100	20	20	(80)	100	-
Bank Service Charges	75	108	130	55	75	-
HOA Reg. ST Div of Real Estate	45	-	45	-	45	-
Insurance Refund	-	-	-	-	-	-
Insurance - Other	23,000	21,495	21,500	(1,500)	23,000	-
Umbrella Insurance	250	-	-	(250)	250	-
Legal Fees - Past Due Owner	-	3,355	3,500	3,500	-	-
Legal Fees - Other	4,000	-	-	(4,000)	4,000	-
Management Fees	2,400	1,600	2,400	-	2,400	-
Office Expense/Conference Call	250	-	75	(175)	250	-
Postage and Delivery	200	-	50	(150)	200	-
Tax Return Preparation	600	600	600	-	600	-
Taxes - Property	200	158	158	(42)	200	-
Website	100	1,660	1,660	1,560	200	100
Taxes - Fed/State	-	-	-	-	-	-
Total Administration & Management	40,220	33,903	37,138	(3,082)	40,320	100
Maintenance						
Annual Fire Inspection	1,200	961	961	(239)	1,200	-
Annual Back Flow Testing	1,000	-	1,000	-	1,000	-
Building Repairs - Other	6,500	3,885	5,500	(1,000)	6,500	-
Carpet & Floor Sealing	1,200	-	1,200	-	1,200	-
Cleaning Contract	6,000	2,567	5,500	(500)	6,000	-
Elevator Maintenance	9,000	6,860	9,000	-	9,000	-
Boiler Repairs	4,300	6,138	6,138	1,838	6,000	1,700
Garage Doors	-	-	-	-	-	-
Roof	2,000	625	625	(1,375)	2,000	-
Site Checks	2,000	2,772	3,800	1,800	4,000	2,000
Snow Removal	6,000	952	1,500	(4,500)	6,000	-
Supplies/Light Bulbs	1,000	198	300	(700)	1,000	-
Window Washing/Gutter Cleaning	2,500	2,068	2,068	(432)	2,500	-
Merchant deposit fees	20	7	15	(5)	20	-
Electric	16,000	11,570	15,500	(500)	16,000	-
Gas	20,000	12,222	17,500	(2,500)	20,000	-
Rubbish	3,600	3,286	3,950	350	4,000	400
Security & Fire Protection	1,000	600	600	(400)	1,000	-
Telephone	1,200	663	1,000	(200)	1,200	-
Water/Sewer	13,700	10,836	13,000	(700)	12,500	(1,200)
Maintenance	98,220	66,209	89,157	(9,063)	101,120	2,900
Total Expense	138,440	100,113	126,295	(12,145)	141,440	3,000
Net Operating Income	39,415	47,993	51,432	12,546	36,290	(2,875)
Operating Beginning Fund Balance	38,503		54,027		54,027	
Contribution to Reserve	(39,415)		(51,432)		(40,000)	
Current Year Operating Income	39,415		51,432		36,290	
Operating Funds for Future Years	38,503		54,027		50,317	