

Ganita Condo Owners Assn Operating Budget 2021

	Approved 2020 Budget	Actual Through 8/31/2020	Project Through 12/31/20	Projected Budget to Actual	Approved 2021 Budget
OPERATIONS					
Income					
HOA Dues	195,865	124,359	186,538	9,327	186,538
Legal Costs from Owner	-	-	-	-	-
Finance Charges	-	-	-	-	-
Interest Income	75	142	100	25	75
Total Income	195,940	124,501	186,638	401	186,613
Expense					
Admin and Management					
Accounting Fees	9,000	3,608	7,000	(2,000)	9,000
Annual Corp Report	100	-	50	(50)	100
Bank Service Charges	75	225	375	300	75
HOA Reg. ST Div of Real Estate	45	-	45	-	45
Insurance - Other	15,500	9,351	16,500	1,000	15,500
Umbrella Insurance	-	-	-	-	-
Legal Fees - Past Due Owner	-	-	-	-	-
Legal Fees - Other	2,000	-	2,000	-	2,000
Management Fees	2,400	1,400	2,400	-	2,400
Office Expense/Conference Call	250	89	250	-	250
Postage and Delivery	200	-	100	(100)	200
Tax Return Preparation	600	-	600	-	600
Taxes - Property	200	176	176	(24)	200
Website	250	900	900	650	250
Taxes - Fed/State	-	-	-	-	-
Total Administration & Management	30,620	15,749	30,396	(224)	30,620
Maintenance					
Annual Fire Inspection	1,200	3,242	3,242	2,042	1,200
Annual Back Flow Testing	1,000	-	1,000	-	1,000
Building Repairs - Other	6,500	4,669	6,500	-	6,500
Carpet & Floor Sealing	1,200	138	1,350	150	1,200
Cleaning Contract	6,000	3,120	5,500	(500)	6,000
Elevator Maintenance	9,000	5,098	9,200	200	9,000
Boiler Repairs	6,000	446	3,000	(3,000)	6,000
Garage Doors	-	-	-	-	-
Roof	2,000	3,292	3,292	1,292	2,000
Site Checks	4,000	1,947	3,800	(200)	4,000
Snow Removal	6,000	18	2,500	(3,500)	6,000
Supplies/Light Bulbs	1,000	1,184	1,800	800	1,000
Window Washing/Gutter Cleaning	4,200	2,068	4,200	-	4,200
Merchant deposit fees	-	-	-	-	-
Electric	16,000	9,246	15,000	(1,000)	16,000
Gas	20,000	11,413	18,500	(1,500)	20,000
Rubbish	4,000	2,401	4,000	-	4,000
Security & Fire Protection	1,000	600	1,000	-	1,000
Telephone	1,200	848	1,200	-	1,200
Water/Sewer	16,000	10,515	16,000	-	16,000
Maintenance	106,300	60,243	101,084	(5,216)	106,300
Total Expense	136,920	75,992	131,480	(5,440)	136,920
Net Operating Income	59,020	48,509	55,158	5,841	49,693
Operating Beginning Fund Balance	35,165		35,165		33,440
Contribution to Reserve	(56,883)		(56,883)		(56,883)
Current Year Operating Income	59,020		55,158		49,693
Operating Funds for Future Years	37,302		33,440		26,250

Ganita Condo Owners Assn

Reserve Budget 2021

	<u>Approved 2020 Budget</u>	<u>Actual Through 8/31/2020</u>	<u>Project Through 12/31/20</u>	<u>Projected Budget to Actual</u>	<u>Proposed 2021 Budget</u>
Reserve Activity					
Funding to Reserve Account	56,883	-	56,883	-	56,883
Interest Income	3,000	4.00	1,000	(2,000)	200
Total Income	<u>59,883</u>	<u>4.00</u>	<u>57,883</u>	<u>(2,000)</u>	<u>57,083</u>
Expenditures					
Boiler Replacement					400,000
2019 Project CCTV & Communication	-	-	14,666	(14,666)	-
Keyless Entry	-				-
Garage Replacement	-				-
Boiler Pumps	-	20,492.58	20,493	(20,493)	-
Exhaust Fan	-				-
Sprinkler Backflow Repair	-		7,500		-
Bathroom Remodel	-		-		25,000
Stage 1 of Roof Replacement					
Wood Locker	20,000		-	20,000	20,000
Carpet	15,000			15,000	-
Total Expenditures	<u>35,000</u>	<u>20,493</u>	<u>42,659</u>	<u>(159)</u>	<u>445,000</u>
Net Reserve Activity	21,883	<u><u>(20,489)</u></u>	14,224	<u><u>(1,841)</u></u>	(388,117)
Reserve Beginning Fund Balance	<u>295,494</u>		<u>295,494</u>		<u>309,718</u>
Reserve Funds for Future Years	<u><u>317,377</u></u>		<u><u>309,718</u></u>		<u><u>(78,399)</u></u>

<u>Name</u>	<u>Monthly</u>	<u>Annual</u>	<u>Owner Percent</u>
101:Carberry, Greg & Grace, Kelly	695.39	8,344.73	4.47%
UNIT 402 - FIELDS	2,018.86	24,226.27	12.99%
UNIT 401 -Famco LLC	1,460.89	17,530.63	9.40%
UNIT 304 -Omotani (Granita Lodges, LLC)	1,101.51	13,218.16	7.09%
UNIT 303 - GILBERT	852.07	10,224.90	5.48%
UNIT 302 PARKER/PILSON	847.27	10,167.19	5.45%
UNIT 301 - SWANSON	728.38	8,740.62	4.69%
204:Patton, Sam & Joanne	968.89	11,626.65	6.23%
UNIT 203 - Rauff/Koslowski	846.57	10,158.88	5.45%
UNIT 202 - ULLRICH	1,068.52	12,822.26	6.87%
Unit 201- WARNER/CARTER	760.68	9,128.20	4.89%
UNIT 104 - GRANITA COMM PARTNERS, LLC	355.95	4,271.40	2.29%
UNIT 103B - GRANITA COMM PARTNERS,LLC	137.43	1,649.21	0.88%
UNIT 103A - GRANITA COMM PARTNERS, LLC	150.49	1,805.83	0.97%
Witkowski, Dan:Unit 102A - Witkowski	137.43	1,649.21	0.88%
Witkowski, Dan:STORAGE C - Witkowski	32.98	395.77	0.21%
Witkowski, Dan:PARKING C- Witkowski	143.62	1,723.43	0.92%
Witkowski, Dan:UNIT 102B - Witkowski	1,414.85	16,978.25	9.10%
UNIT 100 - Telluride Adaptive Sports	1,823.02	21,876.25	11.73%
	<u>15,544.82</u>	<u>186,537.83</u>	100.00%