

**Lanai Condominium Association**  
**Profit & Loss Budget vs. Actual**  
 January through April 2017

	<u>Jan - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
<b>INCOME</b>			
410 · Regular Assessments	138,028.88	137,180.00	848.88
420 · Clubhouse Rental	150.00	400.00	-250.00
430 · Unit Repairs (Reimbursed)	0.00	40.00	-40.00
435 · Banking Interest Income	117.43	100.00	17.43
440 · Laundry	2,807.75	2,400.00	407.75
441 · POP Machine	186.65	200.00	-13.35
445 · Legal Fees & Late Charges	100.00	200.00	-100.00
450 · Key Fobs & Garage Door Openers	0.00	160.00	-160.00
455 · Fines & Misc. Income	750.00	40.00	710.00
460 · Move In/Move Out Fees	875.00	800.00	75.00
465 · Parking Space Rental	1,130.00	1,120.00	10.00
475 · Storage Unit Rental	260.00	960.00	-700.00
<b>Total INCOME</b>	<u>144,405.71</u>	<u>143,600.00</u>	<u>805.71</u>
<b>Total Income</b>	<u>144,405.71</u>	<u>143,600.00</u>	<u>805.71</u>
<b>Gross Profit</b>	<u>144,405.71</u>	<u>143,600.00</u>	<u>805.71</u>
Expense			
63560 · Bank Service Charges	15.00		
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	0.00	200.00	-200.00
805 · Accounting & Tax Prep	0.00	350.00	-350.00
806 · Annual Audit	0.00	0.00	0.00
815 · Bad Debts	293.33	10.00	283.33
820 · Copying/Printing/Postage	351.54	400.00	-48.46
825 · Legal Fees	3,490.00	1,600.00	1,890.00
830 · Centennial Services	4,216.00	4,216.00	0.00
835 · Mileage & Gasoline	385.60	280.00	105.60
840 · Admin, Coupons & Education	0.00	40.00	-40.00
841 · Banking Service Charges	161.60	160.00	1.60
842 · Web Site Support	125.00	100.00	25.00
845 · Office Supplies	75.54	320.00	-244.46
846 · Pop Machine Expenses	97.01	120.00	-22.99
855 · Office Phone & DSL			
855a · Avi's Emergency Phone (Verizon)	377.21	400.00	-22.79
855 · Office Phone & DSL - Other	1,378.68	1,000.00	378.68
<b>Total 855 · Office Phone &amp; DSL</b>	<u>1,755.89</u>	<u>1,400.00</u>	<u>355.89</u>
860 · Administration Contingency	0.00	569.00	-569.00
<b>Total ADMINISTRATION</b>	<u>10,951.51</u>	<u>9,765.00</u>	<u>1,186.51</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
501 · Landscaping Improvements	2,219.00		
505 · Building Maintenance			
505a · HVAC (Haynes)	19,791.86	4,800.00	14,991.86
505b · Swamp Coolers	0.00	200.00	-200.00
505c · Bird and Pest Control	400.00	400.00	0.00
505d · Pool Maintenance	0.00	1,200.00	-1,200.00
505e · Garage, Parking Lot, Grounds	0.00	2,000.00	-2,000.00
505f · Manager's Unit	655.87	80.00	575.87
505g · Manager Office	0.00	120.00	-120.00
505h · Building Maintenance Contingenc	2,000.00	440.00	1,560.00
505 · Building Maintenance - Other	1,162.58		
<b>Total 505 · Building Maintenance</b>	<u>24,010.31</u>	<u>9,240.00</u>	<u>14,770.31</u>

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<b>530 - Janitorial</b>			
530a - Contract Services (Janitorial)	5,500.00	5,200.00	300.00
530b - Professional Carpet Cleaning	45.00	800.00	-755.00
530c - Janitorial Contingency	0.00	300.00	-300.00
530 - Janitorial - Other	0.00	0.00	0.00
<b>Total 530 - Janitorial</b>	<u>5,545.00</u>	<u>6,300.00</u>	<u>-755.00</u>
<b>535 - Foliage (Plants) Maintenance</b>			
535a - Plant Watering Maint (Interior)	0.00	0.00	0.00
535b - Plant Watering (exterior)	0.00	0.00	0.00
535c - Plants and Landscaping	0.00	400.00	-400.00
535d - Irrigation System	0.00	40.00	-40.00
535e - Foliage Contingency	0.00	24.00	-24.00
<b>Total 535 - Foliage (Plants) Maintenance</b>	<u>0.00</u>	<u>464.00</u>	<u>-464.00</u>
<b>540 - Plumbers &amp; Drain Clean</b>			
540a - Drain Cleaning	2,871.53	1,100.00	1,771.53
540b - Professional Plumbing Repairs	0.00	800.00	-800.00
540c - Plumbing Contingency	0.00	120.00	-120.00
540 - Plumbers & Drain Clean - Other	0.00	0.00	0.00
<b>Total 540 - Plumbers &amp; Drain Clean</b>	<u>2,871.53</u>	<u>2,020.00</u>	<u>851.53</u>
<b>550 - Snow Removal</b>			
550a - Snow Removal	238.50	1,800.00	-1,561.50
550b - Snow Removal Contingency	0.00	180.00	-180.00
<b>Total 550 - Snow Removal</b>	<u>238.50</u>	<u>1,980.00</u>	<u>-1,741.50</u>
<b>565 - Elevator Maintenance</b>			
565a - Elevator Monthly Contract	1,944.48	1,900.00	44.48
565b - Elevator Contingency	0.00	304.00	-304.00
565 - Elevator Maintenance - Other	0.00	0.00	0.00
<b>Total 565 - Elevator Maintenance</b>	<u>1,944.48</u>	<u>2,204.00</u>	<u>-259.52</u>
<b>575 - Fire, Security, &amp; Intercom</b>			
575a - Alarm Monitoring	0.00	400.00	-400.00
575b - Alarm Maintenance	2,049.69	700.00	1,349.69
575c - Contingency	0.00	56.00	-56.00
575d - Intercom	0.00	0.00	0.00
575 - Fire, Security, & Intercom - Other	0.00	0.00	0.00
<b>Total 575 - Fire, Security, &amp; Intercom</b>	<u>2,049.69</u>	<u>1,156.00</u>	<u>893.69</u>
<b>Total CONTRACT LABOR</b>	<u>38,878.51</u>	<u>23,364.00</u>	<u>15,514.51</u>
<b>SPECIAL PROJECTS</b>			
<b>650 - Painting</b>			
650b - Interior	0.00	0.00	0.00
<b>Total 650 - Painting</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
652 - Carpet Replacement Floors 3-11	0.00	0.00	0.00
653 - Newsletter and Lanai Socials	87.65	200.00	-112.35
654 - Reserve Study	0.00	0.00	0.00
655 - 12th Floor	206.76	800.00	-593.24
657 - HVAC/Plumb/Electirc	0.00	5,000.00	-5,000.00
658 - Roof	0.00	10,000.00	-10,000.00
659 - Parking Lot	0.00	2,000.00	-2,000.00
660 - Asbestos Mitigation-pipes	0.00	1,000.00	-1,000.00
656 - Special Projects Contingency	0.00	0.00	0.00
<b>SPECIAL PROJECTS - Other</b>	<u>0.00</u>	<u>52.00</u>	<u>-52.00</u>
<b>Total SPECIAL PROJECTS</b>	<u>294.41</u>	<u>19,052.00</u>	<u>-18,757.59</u>
<b>SUPPLIES</b>			
605 - Building Maintenance	633.13	1,600.00	-966.87
610 - Electrical	29.99	280.00	-250.01

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615 · Grounds	1,145.82	600.00	545.82
625 · Janitorial	293.97	300.00	-6.03
635 · Plumbing	92.59	400.00	-307.41
636 · Contingency	0.00	160.00	-160.00
<b>Total SUPPLIES</b>	<u>2,195.50</u>	<u>3,340.00</u>	<u>-1,144.50</u>
<b>Total BUILDING EXPENSE</b>	41,368.42	45,756.00	-4,387.58
<b>INSURANCE &amp; INTEREST</b>			
880 · Insurance			
880a · Insurance Contingency	0.00	840.00	-840.00
880 · Insurance - Other	40,970.03	42,000.00	-1,029.97
<b>Total 880 · Insurance</b>	<u>40,970.03</u>	<u>42,840.00</u>	<u>-1,869.97</u>
<b>Total INSURANCE &amp; INTEREST</b>	40,970.03	42,840.00	-1,869.97
<b>PAYROLL and BENEFITS</b>			
750 · Res Mgr Salary	16,800.00	16,800.00	0.00
751 · Res Mgr Health Benefits	1,661.58	1,680.00	-18.42
761 · Federal Unemployment Tax	42.00	20.00	22.00
762 · FICA paid by ER (SS)	630.10	1,260.00	-629.90
763 · State UETR	31.25	84.00	-52.75
764 · Denver OPT	10.25	20.00	-9.75
765 · FICA Medicare	213.15	336.00	-122.85
877 · Colorado Income Taxes	0.00	52.00	-52.00
890 · Possible Emergency Manager Fee	0.00	400.00	-400.00
891 · Payroll Contingency	0.00	416.00	-416.00
<b>Total PAYROLL and BENEFITS</b>	<u>19,388.33</u>	<u>21,068.00</u>	<u>-1,679.67</u>
<b>RESIDENT MANAGER OTHER</b>			
770 · Payroll Processing Exp [ADP]	61.10	200.00	-138.90
<b>Total RESIDENT MANAGER OTHER</b>	<u>61.10</u>	<u>200.00</u>	<u>-138.90</u>
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	12,727.07	13,600.00	-872.93
710 · Electricity	7,217.89	6,400.00	817.89
715 · Heat / Gas	15,356.49	14,000.00	1,356.49
720 · Storm Drain	1,333.96	2,500.00	-1,166.04
725 · 12th Floor WiFi & Telephone	740.20	720.00	20.20
735 · Trash Remove & Recycle	1,982.50	2,640.00	-657.50
740 · Water & Sewer	5,326.60	6,000.00	-673.40
741 · Utility Contingency	0.00	868.00	-868.00
<b>Total UTILITIES</b>	<u>44,684.71</u>	<u>46,728.00</u>	<u>-2,043.29</u>
<b>Total Expense</b>	<u>157,439.10</u>	<u>166,357.00</u>	<u>-8,917.90</u>
<b>Net Ordinary Income</b>	-13,033.39	-22,757.00	9,723.61
<b>Other Income/Expense</b>			
<b>Other Income</b>			
70000 · Reserve Income	12,526.68	12,472.00	54.68
<b>Total Other Income</b>	<u>12,526.68</u>	<u>12,472.00</u>	<u>54.68</u>
<b>Other Expense</b>			
950 · Money to Reserves	12,526.68	12,472.00	54.68
<b>Total Other Expense</b>	<u>12,526.68</u>	<u>12,472.00</u>	<u>54.68</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>-13,033.39</u></u>	<u><u>-22,757.00</u></u>	<u><u>9,723.61</u></u>