

**Lanai Condominium Association**  
**Profit & Loss Budget vs. Actual**  
 January through October 2019

Ordinary Income/Expense	<u>Jan - Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>INCOME</b>			
410 · Regular Assessments	402,827.48	404,490.00	-1,662.52
420 · Clubhouse Rental	650.00	1,500.00	-850.00
425 · Apartment 101 Rental	10,500.00	10,000.00	500.00
430 · Unit Repairs (Reimbursed)	-701.86	100.00	-801.86
435 · Banking Interest Income	1,055.03	2,000.00	-944.97
440 · Laundry	8,456.75	10,000.00	-1,543.25
441 · POP Machine	1,083.85	1,500.00	-416.15
445 · Legal Fees & Late Charges	75.00	100.00	-25.00
450 · Key Fobs & Garage Door Openers	300.00	100.00	200.00
455 · Fines & Misc. Income	750.00	100.00	650.00
460 · Move In/Move Out Fees	3,325.00	2,000.00	1,325.00
465 · Parking Space Rental	3,465.00	3,500.00	-35.00
475 · Storage Unit Rental	2,150.00	2,400.00	-250.00
<b>Total INCOME</b>	<u>433,936.25</u>	<u>437,790.00</u>	<u>-3,853.75</u>
<b>Total Income</b>	<u>433,936.25</u>	<u>437,790.00</u>	<u>-3,853.75</u>
<b>Gross Profit</b>	<u>433,936.25</u>	<u>437,790.00</u>	<u>-3,853.75</u>
<b>Expense</b>			
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	460.00	750.00	-290.00
805 · Accounting & Tax Prep	0.00	200.00	-200.00
806 · Annual Audit	2,100.00	2,300.00	-200.00
815 · Bad Debts	0.00	250.00	-250.00
820 · Copying/Printing/Postage	842.34	1,200.00	-357.66
825 · Legal Fees	1,380.00	10,000.00	-8,620.00
830 · Centennial Services	9,486.00	10,540.00	-1,054.00
835 · Mileage & Gasoline	0.00	100.00	-100.00
840 · Admin, Coupons & Education	35.00	200.00	-165.00
841 · Banking Service Charges	193.80	500.00	-306.20
842 · Web Site Support	319.16	600.00	-280.84
845 · Office Supplies	420.33	600.00	-179.67
846 · Pop Machine Expenses	151.68	500.00	-348.32
855 · Office Phone & DSL			
855a · Lanai Cell Phone (Verizon)	1,022.76	1,200.00	-177.24
855 · Office Phone & DSL - Other	3,645.87	3,750.00	-104.13
<b>Total 855 · Office Phone &amp; DSL</b>	<u>4,668.63</u>	<u>4,950.00</u>	<u>-281.37</u>
860 · Administration Contingency	0.00	1,645.00	-1,645.00
<b>Total ADMINISTRATION</b>	<u>20,056.94</u>	<u>34,335.00</u>	<u>-14,278.06</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	12,000.00	-12,000.00
505b · Swamp Coolers	0.00	1,250.00	-1,250.00
505c · Bird and Pest Control	1,322.55	1,000.00	322.55
505d · Pool Maintenance	199.00	6,500.00	-6,301.00
505e · Garage, Parking Lot, Grounds	9,718.26	10,000.00	-281.74
505f · Unit 101	4,860.75	2,000.00	2,860.75
505g · Manager Office	0.00	400.00	-400.00
505h · Building Maintenance Contingency	1,042.94	1,660.00	-617.06
505i · Natural Gas Line	136,147.98	10,000.00	126,147.98
505j · Sewer Catastrophe	8,007.97	0.00	8,007.97
505k · Roof	5,200.00		
505 · Building Maintenance - Other	909.83	0.00	909.83
<b>Total 505 · Building Maintenance</b>	<u>167,409.28</u>	<u>44,810.00</u>	<u>122,599.28</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	28,781.00	29,000.00	-219.00
530b · Professional Carpet Cleaning	908.40	3,000.00	-2,091.60
530c · Janitorial Contingency	0.00	640.00	-640.00
<b>Total 530 · Janitorial</b>	<u>29,689.40</u>	<u>32,640.00</u>	<u>-2,950.60</u>
535 · Foliage (Plants) Maintenance			
535a · Landscaping	880.39	2,000.00	-1,119.61
535c · Gardening Group	623.58	1,000.00	-376.42
535d · Irrigation System	0.00	500.00	-500.00
535e · Foliage Contingency	0.00	180.00	-180.00

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<b>Total 535 · Foliage (Plants) Maintenance</b>	1,503.97	3,680.00	-2,176.03
<b>540 · Plumbers &amp; Drain Clean</b>			
540a · Drain Cleaning	702.81	2,400.00	-1,697.19
540b · Professional Plumbing Repairs	5,018.65	10,000.00	-4,981.35
540c · Plumbing Contingency	0.00	1,860.00	-1,860.00
540 · Plumbers & Drain Clean - Other	0.00	0.00	0.00
<b>Total 540 · Plumbers &amp; Drain Clean</b>	5,721.46	14,260.00	-8,538.54
<b>550 · Snow Removal</b>			
550a · Snow Removal	2,670.50	2,000.00	670.50
550b · Snow Removal Contingency	0.00	200.00	-200.00
550 · Snow Removal - Other	0.00	0.00	0.00
<b>Total 550 · Snow Removal</b>	2,670.50	2,200.00	470.50
<b>565 · Elevator Maintenance</b>			
565a · Elevator Monthly Contract	5,769.76	6,000.00	-230.24
565b · Elevator Other	19,060.75	500.00	18,560.75
565c · Contingency-Elevator	0.00	330.00	-330.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
<b>Total 565 · Elevator Maintenance</b>	24,830.51	6,830.00	18,000.51
<b>575 · Fire, Security, &amp; Intercom</b>			
575a · Alarm Monitoring	207.90	1,600.00	-1,392.10
575b · Alarm Maintenance	2,948.64	5,250.00	-2,301.36
575c · Door King Intercom	190.00	100.00	90.00
575d · Fob DNA System	0.00	100.00	-100.00
575e · Contingency-Security	579.00	350.00	229.00
575 · Fire, Security, & Intercom - Other	0.00	0.00	0.00
<b>Total 575 · Fire, Security, &amp; Intercom</b>	3,925.54	7,400.00	-3,474.46
<b>Total CONTRACT LABOR</b>	235,750.66	111,820.00	123,930.66
<b>Social &amp; 12th Floor Expenses</b>			
653 · Newsletter and Lanai Socials	396.93	600.00	-203.07
655 · 12th Floor	2,742.71	4,000.00	-1,257.29
656 · Special Projects Contingency	65.00	0.00	65.00
<b>Total Social &amp; 12th Floor Expenses</b>	3,204.64	4,600.00	-1,395.36
<b>SUPPLIES</b>			
605 · Building Maintenance	3,917.54	3,000.00	917.54
610 · Electrical	155.00	500.00	-345.00
615 · Grounds	0.00	1,500.00	-1,500.00
625 · Janitorial	385.36	750.00	-364.64
635 · Plumbing	230.70	2,000.00	-1,769.30
636 · Contingency	0.00	390.00	-390.00
<b>Total SUPPLIES</b>	4,688.60	8,140.00	-3,451.40
<b>Total BUILDING EXPENSE</b>	243,643.90	124,560.00	119,083.90
<b>INSURANCE &amp; INTEREST</b>			
880 · Insurance			
880a · Insurance Contingency	0.00	1,100.00	-1,100.00
880 · Insurance - Other	52,959.34	55,000.00	-2,040.66
<b>Total 880 · Insurance</b>	52,959.34	56,100.00	-3,140.66
<b>Total INSURANCE &amp; INTEREST</b>	52,959.34	56,100.00	-3,140.66
<b>PAYROLL and BENEFITS</b>			
Workers Compensation	404.00		
750 · Res Mgr Salary	34,964.75	27,730.00	7,234.75
751 · Res Mgr Health Benefits	2,485.20	100.00	2,385.20
761 · Federal Unemployment Tax	121.97	70.00	51.97
762 · FICA paid by ER (SS)	2,626.91	1,000.00	1,626.91
763 · State UETR	235.75	140.00	95.75
764 · Denver OPT	20.00	30.00	-10.00
765 · FICA Medicare	614.40	300.00	314.40
767 · Aurora Income Tax	16.00	0.00	16.00
877 · Colorado Income Taxes	0.00	50.00	-50.00
891 · Payroll Contingency	0.00	850.00	-850.00
<b>Total PAYROLL and BENEFITS</b>	41,488.98	30,270.00	11,218.98
<b>RESIDENT MANAGER OTHER</b>			
770 · Payroll Processing Exp [ADP]	961.40	500.00	461.40
771 · Contract Labor	0.00	2,500.00	-2,500.00
<b>Total RESIDENT MANAGER OTHER</b>	961.40	3,000.00	-2,038.60
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	32,844.04	33,500.00	-655.96

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710 · Electricity	26,426.45	17,000.00	9,426.45
715 · Heat / Gas	18,694.65	18,000.00	694.65
720 · Storm Drain	1,628.57	2,200.00	-571.43
725 · 12th Floor WiFi & Telephone	1,741.34	1,700.00	41.34
735 · Trash Remove & Recycle	6,750.00	7,000.00	-250.00
740 · Water & Sewer	19,178.19	22,000.00	-2,821.81
741 · Utility Contingency	0.00	2,024.00	-2,024.00
<b>Total UTILITIES</b>	<u>107,263.24</u>	<u>103,424.00</u>	<u>3,839.24</u>
<b>Special Projects</b>			
660 · Asbestos Mitigation-pipes	847.00		
662 · Boiler Replacement	109,823.50		
663 · Pipes and Ducts	30,000.00		
664 · Project oversight	14,004.89		
665 · Fire Caulking	44,600.00		
667 · Drywall	171,975.00		
670 · Reserve Study	0.00	4,000.00	-4,000.00
671 · 12th Floor Carpet and Paint	0.00	6,900.00	-6,900.00
675 · Contingency-Special Projects	312.00	2,090.00	-1,778.00
Special Projects - Other	0.00	0.00	0.00
<b>Total Special Projects</b>	<u>371,562.39</u>	<u>12,990.00</u>	<u>358,572.39</u>
<b>Total Expense</b>	<u>837,936.19</u>	<u>364,679.00</u>	<u>473,257.19</u>
<b>Net Ordinary Income</b>	<u>-403,999.94</u>	<u>73,111.00</u>	<u>-477,110.94</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
70000 · Transfers from Operating	0.00	43,340.00	-43,340.00
<b>Total Other Income</b>	<u>0.00</u>	<u>43,340.00</u>	<u>-43,340.00</u>
<b>Other Expense</b>			
950 · Transfers to Reserves	0.00	43,340.00	-43,340.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>43,340.00</u>	<u>-43,340.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>-403,999.94</u></u>	<u><u>73,111.00</u></u>	<u><u>-477,110.94</u></u>