

**Lanai Condominium Association**  
**Profit & Loss Budget vs. Actual**  
 January through July 2016

Ordinary Income/Expense	<u>Jan - Jul 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>INCOME</b>			
410 - Regular Assessments	233,638.81	227,392.27	6,246.54
420 - Clubhouse Rental	580.00	1,400.00	-820.00
430 - Unit Repairs (Reimbursed)	10,220.48	0.00	10,220.48
435 - Banking Interest Income	207.95	175.00	32.95
440 - Laundry	4,836.46	4,900.00	-63.54
441 - POP Machine	383.55	595.00	-211.45
445 - Legal Fees & Late Charges	-4,949.40	350.00	-5,299.40
450 - Key Fobs & Garage Door Openers	400.00	175.00	225.00
455 - Fines & Misc. Income	250.00	70.00	180.00
460 - Move In/Move Out Fees	1,050.00	2,100.00	-1,050.00
465 - Parking Space Rental	1,197.50	1,610.00	-412.50
475 - Storage Unit Rental	1,115.00	980.00	135.00
<b>Total INCOME</b>	<u>248,930.35</u>	<u>239,747.27</u>	<u>9,183.08</u>
<b>Total Income</b>	<u>248,930.35</u>	<u>239,747.27</u>	<u>9,183.08</u>
<b>Gross Profit</b>	248,930.35	239,747.27	9,183.08
<b>Expense</b>			
<b>ADMINISTRATION</b>			
585 - Licenses and Permits	294.00	525.00	-231.00
805 - Accounting & Tax Prep	0.00	350.00	-350.00
806 - Annual Audit	0.00	2,200.00	-2,200.00
815 - Bad Debts	0.00	10.00	-10.00
820 - Copying/Printing/Postage	733.62	700.00	33.62
825 - Legal Fees	5,386.04	4,200.00	1,186.04
830 - Centennial Services	7,378.00	7,378.00	0.00
835 - Mileage & Gasoline	460.62	350.00	110.62
840 - Admin, Coupons & Education	5.97	350.00	-344.03
841 - Banking Service Charges	208.28	245.00	-36.72
842 - Web Site Support	1,143.09	70.00	1,073.09
845 - Office Supplies	289.59	560.00	-270.41
846 - Pop Machine Expenses	113.42	210.00	-96.58
855 - Office Phone & DSL			
855a - Avi's Emergency Phone (Verizon)	476.34	490.00	-13.66
855 - Office Phone & DSL - Other	1,644.05	3,920.00	-2,275.95
<b>Total 855 - Office Phone &amp; DSL</b>	<u>2,120.39</u>	<u>4,410.00</u>	<u>-2,289.61</u>
860 - Administration Contingency	0.00	1,077.90	-1,077.90
899 - RESIDENT MANAGER SEARCH			
Advertising	0.00	0.00	0.00
CPS Time	0.00	0.00	0.00
Legal	0.00	0.00	0.00
<b>Total 899 - RESIDENT MANAGER SEARCH</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total ADMINISTRATION</b>	<u>18,133.02</u>	<u>22,635.90</u>	<u>-4,502.88</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 - Building Maintenance			
505a - HVAC (Haynes)	11,204.97	3,500.00	7,704.97
505b - Swamp Coolers	0.00	1,000.00	-1,000.00
505c - Bird and Pest Control	600.00	700.00	-100.00
505d - Pool Maintenance	2,199.84	1,000.00	1,199.84
505e - Garage, Parking Lot, Grounds	2,221.15	2,800.00	-578.85
505f - Manager's Unit	0.00	350.00	-350.00
505g - Manager Office	0.00	210.00	-210.00
505h - Building Maintenance Contingenc	11,280.57	478.00	10,802.57
<b>Total 505 - Building Maintenance</b>	<u>27,506.53</u>	<u>10,038.00</u>	<u>17,468.53</u>

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<b>530 · Janitorial</b>			
530a · Contract Services (Rivera)	9,100.00	9,100.00	0.00
530b · Professional Carpet Cleaning	198.75	1,000.00	-801.25
530c · Janitorial Contingency	0.00	277.50	-277.50
<b>Total 530 · Janitorial</b>	<u>9,298.75</u>	<u>10,377.50</u>	<u>-1,078.75</u>
<b>535 · Foliage (Plants) Maintenance</b>			
535a · Plant Watering Maint (Interior)	100.00	350.00	-250.00
535b · Plant Watering (exterior)	19.13	200.00	-180.87
535c · Plants for Washington St	503.57	500.00	3.57
535d · Upgrade Irrigation System	101.36	2,500.00	-2,398.64
535e · Foliage Contingency	0.00	177.50	-177.50
<b>Total 535 · Foliage (Plants) Maintenance</b>	<u>724.06</u>	<u>3,727.50</u>	<u>-3,003.44</u>
<b>540 · Plumbers &amp; Drain Clean</b>			
540a · Drain Cleaning	1,470.00	1,100.00	370.00
540b · Plumbing Contingency	0.00	165.00	-165.00
<b>Total 540 · Plumbers &amp; Drain Clean</b>	<u>1,470.00</u>	<u>1,265.00</u>	<u>205.00</u>
<b>550 · Snow Removal</b>			
550a · Snow Removal	360.00	3,000.00	-2,640.00
550b · Snow Removal Contingency	0.00	450.00	-450.00
<b>Total 550 · Snow Removal</b>	<u>360.00</u>	<u>3,450.00</u>	<u>-3,090.00</u>
<b>565 · Elevator Maintenance</b>			
565a · Elevator Monthly Contract	3,287.41	3,248.00	39.41
565b · Elevator Contingency	0.00	162.40	-162.40
<b>Total 565 · Elevator Maintenance</b>	<u>3,287.41</u>	<u>3,410.40</u>	<u>-122.99</u>
<b>575 · Fire, Security, &amp; Intercom</b>			
575a · Alarm Monitoring	680.00	1,858.71	-1,178.71
575b · Alarm Maintenance	1,427.71	896.00	531.71
575c · Contingency	0.00	137.76	-137.76
575d · Intercom	4,550.00		
575 · Fire, Security, & Intercom - Other	124.80		
<b>Total 575 · Fire, Security, &amp; Intercom</b>	<u>6,782.51</u>	<u>2,892.47</u>	<u>3,890.04</u>
<b>Total CONTRACT LABOR</b>	<u>49,429.26</u>	<u>35,160.87</u>	<u>14,268.39</u>
<b>SPECIAL PROJECTS</b>			
<b>650 · Painting</b>			
650a · Exterior	0.00	3,000.00	-3,000.00
650b · Interior	11,119.29	1,000.00	10,119.29
<b>Total 650 · Painting</b>	<u>11,119.29</u>	<u>4,000.00</u>	<u>7,119.29</u>
652 · Carpet Replacement Floors 3-11	11,649.24	8,000.00	3,649.24
653 · Newsletter and Lanai Socials	0.00	350.00	-350.00
654 · Reserve Study	3,040.00	4,000.00	-960.00
655 · 12th Floor	482.26	9,000.00	-8,517.74
656 · Special Projects Contingency	1,567.25	3,802.50	-2,235.25
<b>Total SPECIAL PROJECTS</b>	<u>27,858.04</u>	<u>29,152.50</u>	<u>-1,294.46</u>
<b>SUPPLIES</b>			
605 · Building Maintenance	2,861.83	2,100.00	761.83
610 · Electrical	454.75	700.00	-245.25
615 · Grounds	1,001.06	350.00	651.06
625 · Janitorial	108.26	1,400.00	-1,291.74
635 · Plumbing	121.63	700.00	-578.37
636 · Contingency	0.00	525.00	-525.00
<b>Total SUPPLIES</b>	<u>4,547.53</u>	<u>5,775.00</u>	<u>-1,227.47</u>
<b>Total BUILDING EXPENSE</b>	<u>81,834.83</u>	<u>70,088.37</u>	<u>11,746.46</u>
<b>INSURANCE &amp; INTEREST</b>			
880 · Insurance	36,272.30	36,730.20	-457.90
<b>Total INSURANCE &amp; INTEREST</b>	<u>36,272.30</u>	<u>36,730.20</u>	<u>-457.90</u>
<b>PAYROLL and BENEFITS</b>			

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Payroll Taxes Budget	0.00	0.00	0.00
750 · Res Mgr Salary	28,973.22	28,000.00	973.22
751 · Res Mgr Health Benefits	2,639.37	2,800.00	-160.63
761 · Federal Unemployment Tax	42.00	35.00	7.00
762 · FICA paid by ER (SS)	1,754.60	1,995.00	-240.40
763 · State UITR	112.46	126.00	-13.54
764 · Denver OPT	37.94	28.00	9.94
765 · FICA Medicare	410.35	490.00	-79.65
877 · Colorado Income Taxes	0.00	84.00	-84.00
890 · Possible Emergency Manager Fee	0.00	2,100.00	-2,100.00
891 · Payroll Contingency	0.00	1,782.90	-1,782.90
<b>Total PAYROLL and BENEFITS</b>	<u>33,969.94</u>	<u>37,440.90</u>	<u>-3,470.96</u>
<b>RESIDENT MANAGER OTHER</b>			
770 · Payroll Processingt Exp [ADP]	282.73	1,190.00	-907.27
<b>Total RESIDENT MANAGER OTHER</b>	<u>282.73</u>	<u>1,190.00</u>	<u>-907.27</u>
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	22,878.56	23,100.00	-221.44
710 · Electricity	15,734.95	22,000.00	-6,265.05
715 · Heat / Gas	18,980.52	25,000.00	-6,019.48
720 · Storm Drain	2,166.54	2,500.00	-333.46
725 · 12th Floor WiFi & Telephone	1,039.85	1,050.00	-10.15
735 · Trash Remove & Recycle	3,720.00	4,620.00	-900.00
740 · Water & Sewer	12,991.01	15,500.00	-2,508.99
741 · Utility Contingency	0.00	4,688.50	-4,688.50
<b>Total UTILITIES</b>	<u>77,511.43</u>	<u>98,458.50</u>	<u>-20,947.07</u>
<b>Total Expense</b>	<u>248,004.25</u>	<u>266,543.87</u>	<u>-18,539.62</u>
<b>Net Ordinary Income</b>	<u>926.10</u>	<u>-26,796.60</u>	<u>27,722.70</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
70000 · Reserve Income	21,921.69	18,189.15	3,732.54
<b>Total Other Income</b>	<u>21,921.69</u>	<u>18,189.15</u>	<u>3,732.54</u>
<b>Other Expense</b>			
950 · Money to Reserves	21,921.69	18,189.15	3,732.54
<b>Total Other Expense</b>	<u>21,921.69</u>	<u>18,189.15</u>	<u>3,732.54</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>926.10</u></u>	<u><u>-26,796.60</u></u>	<u><u>27,722.70</u></u>