

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

Ordinary Income/Expense	Jan 19	Budget	\$ Over Budget
Income			
INCOME			
410 · Regular Assessments	40,014.26	40,449.00	-434.74
420 · Clubhouse Rental	150.00	150.00	0.00
425 · Apartment 101 Rental	0.00	1,000.00	-1,000.00
430 · Unit Repairs (Reimbursed)	0.00	10.00	-10.00
435 · Banking Interest Income	484.12	200.00	284.12
440 · Laundry	0.00	1,000.00	-1,000.00
441 · POP Machine	0.00	150.00	-150.00
445 · Legal Fees & Late Charges	0.00	10.00	-10.00
450 · Key Fobs & Garage Door Openers	50.00	10.00	40.00
455 · Fines & Misc. Income	0.00	10.00	-10.00
460 · Move In/Move Out Fees	350.00	200.00	150.00
465 · Parking Space Rental	250.00	350.00	-100.00
475 · Storage Unit Rental	830.00	240.00	590.00
Total INCOME	42,128.38	43,779.00	-1,650.62
Total Income	42,128.38	43,779.00	-1,650.62
Gross Profit	42,128.38	43,779.00	-1,650.62
Expense			
ADMINISTRATION			
585 · Licenses and Permits	0.00	75.00	-75.00
805 · Accounting & Tax Prep	0.00	0.00	0.00
806 · Annual Audit	0.00	0.00	0.00
815 · Bad Debts	0.00	25.00	-25.00
820 · Copying/Printing/Postage	125.75	120.00	5.75
825 · Legal Fees	0.00	1,000.00	-1,000.00
830 · Centennial Services	1,054.00	1,054.00	0.00
835 · Mileage & Gasoline	0.00	10.00	-10.00
840 · Admin, Coupons & Education	0.00	20.00	-20.00
841 · Banking Service Charges	14.95	50.00	-35.05
842 · Web Site Support	75.00	60.00	15.00
845 · Office Supplies	543.12	60.00	483.12
846 · Pop Machine Expenses	96.68	50.00	46.68
855 · Office Phone & DSL			
855a · Avi's Emergency Phone (Verizon)	112.04	120.00	-7.96
855 · Office Phone & DSL - Other	334.80	375.00	-40.20
Total 855 · Office Phone & DSL	446.84	495.00	-48.16
860 · Administration Contingency	0.00	277.00	-277.00
Total ADMINISTRATION	2,356.34	3,296.00	-939.66
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	1,200.00	-1,200.00
505b · Swamp Coolers	0.00	125.00	-125.00
505c · Bird and Pest Control	0.00	100.00	-100.00
505d · Pool Maintenance	0.00	650.00	-650.00
505e · Garage, Parking Lot, Grounds	0.00	1,000.00	-1,000.00
505f · Manager's Unit	8.11	200.00	-191.89
505g · Manager Office	0.00	40.00	-40.00
505h · Building Maintenance Contingenc	0.00	166.00	-166.00
505i · Natrual Gas Line	156,990.93	10,000.00	146,990.93
505j · Sewer Catastrophe	7,849.88	0.00	7,849.88
505 · Building Maintenance - Other	0.00	0.00	0.00

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Total 505 · Building Maintenance	164,848.92	13,481.00	151,367.92
530 · Janitorial			
530a · Contract Services (Janitorial)	2,946.00	2,900.00	46.00
530b · Professional Carpet Cleaning	0.00	300.00	-300.00
530c · Janitorial Contingency	0.00	64.00	-64.00
Total 530 · Janitorial	<u>2,946.00</u>	<u>3,264.00</u>	<u>-318.00</u>
535 · Foliage (Plants) Maintenance			
535a · Landscaping Tree Maintenance	0.00	200.00	-200.00
535c · Gardening Group	160.94	100.00	60.94
535d · Irrigation System	0.00	50.00	-50.00
535e · Foliage Contingency	0.00	18.00	-18.00
Total 535 · Foliage (Plants) Maintenance	<u>160.94</u>	<u>368.00</u>	<u>-207.06</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	240.00	-240.00
540b · Professional Plumbing Repairs	0.00	1,000.00	-1,000.00
540c · Plumbing Contingency	0.00	186.00	-186.00
540 · Plumbers & Drain Clean - Other	0.00	0.00	0.00
Total 540 · Plumbers & Drain Clean	<u>0.00</u>	<u>1,426.00</u>	<u>-1,426.00</u>
550 · Snow Removal			
550a · Snow Removal	604.25	600.00	4.25
550b · Snow Removal Contingency	0.00	60.00	-60.00
550 · Snow Removal - Other	0.00	0.00	0.00
Total 550 · Snow Removal	<u>604.25</u>	<u>660.00</u>	<u>-55.75</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	523.28	600.00	-76.72
565b · Elevator Other	0.00	50.00	-50.00
565c · Contingency-Elevator	0.00	33.00	-33.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	<u>523.28</u>	<u>683.00</u>	<u>-159.72</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	160.00	-160.00
575b · Alarm Maintenance	0.00	525.00	-525.00
575c · Door King Intercom	0.00	10.00	-10.00
575d · Fob DNA System	0.00	10.00	-10.00
575e · Contingency-Security	0.00	35.00	-35.00
575 · Fire, Security, & Intercom - Other	0.00	0.00	0.00
Total 575 · Fire, Security, & Intercom	<u>0.00</u>	<u>740.00</u>	<u>-740.00</u>
Total CONTRACT LABOR	<u>169,083.39</u>	<u>20,622.00</u>	<u>148,461.39</u>
Social & 12th Floor Expenses			
653 · Newsletter and Lanai Socials	0.00	60.00	-60.00
655 · 12th Floor	29.48	400.00	-370.52
656 · Special Projects Contingency	0.00	0.00	0.00
Total Social & 12th Floor Expenses	<u>29.48</u>	<u>460.00</u>	<u>-430.52</u>
SUPPLIES			
605 · Building Maintenance	658.14	300.00	358.14
610 · Electrical	155.00	50.00	105.00
615 · Grounds	0.00	150.00	-150.00
625 · Janitorial	0.00	75.00	-75.00
635 · Plumbing	0.00	200.00	-200.00
636 · Contingency	69.22	39.00	30.22
Total SUPPLIES	<u>882.36</u>	<u>814.00</u>	<u>68.36</u>
Total BUILDING EXPENSE	<u>169,995.23</u>	<u>21,896.00</u>	<u>148,099.23</u>
INSURANCE & INTEREST			
880 · Insurance			

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880a · Insurance Contingency	0.00	1,100.00	-1,100.00
880 · Insurance - Other	50,616.20	55,000.00	-4,383.80
Total 880 · Insurance	<u>50,616.20</u>	<u>56,100.00</u>	<u>-5,483.80</u>
Total INSURANCE & INTEREST	50,616.20	56,100.00	-5,483.80
PAYROLL and BENEFITS			
750 · Res Mgr Salary	8,291.94	2,773.00	5,518.94
751 · Res Mgr Health Benefits	497.04	10.00	487.04
761 · Federal Unemployment Tax	53.52	7.00	46.52
762 · FICA paid by ER (SS)	1,166.55	100.00	1,066.55
763 · State UETR	112.65	14.00	98.65
764 · Denver OPT	4.00	3.00	1.00
765 · FICA Medicare	272.82	30.00	242.82
767 · Aurora Income Tax	2.00	0.00	2.00
877 · Colorado Income Taxes	0.00	5.00	-5.00
891 · Payroll Contingency	0.00	85.00	-85.00
Total PAYROLL and BENEFITS	<u>10,400.52</u>	<u>3,027.00</u>	<u>7,373.52</u>
RESIDENT MANAGER OTHER			
770 · Payroll Processing Exp [ADP]	163.44	50.00	113.44
771 · Contract Labor	0.00	250.00	-250.00
Total RESIDENT MANAGER OTHER	<u>163.44</u>	<u>300.00</u>	<u>-136.56</u>
UTILITIES			
705 · Cable Television (Comcast)	3,297.97	3,350.00	-52.03
710 · Electricity	1,719.61	1,700.00	19.61
715 · Heat / Gas	1,124.76	1,800.00	-675.24
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Telephone	167.13	170.00	-2.87
735 · Trash Remove & Recycle	1,350.00	700.00	650.00
740 · Water & Sewer	2,320.00	2,200.00	120.00
741 · Utility Contingency	0.00	242.00	-242.00
Total UTILITIES	<u>9,979.47</u>	<u>12,362.00</u>	<u>-2,382.53</u>
Special Projects			
660 · Asbestos Mitigation-pipes	12,187.00		
662 · Boiler Replacement	166,658.00		
664 · Project oversight	10,523.42		
665 · Fire Caulking	13,800.00		
667 · Drywall	51,500.00		
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	0.00	2,090.00	-2,090.00
Special Projects - Other	0.00	0.00	0.00
Total Special Projects	<u>254,668.42</u>	<u>12,990.00</u>	<u>241,678.42</u>
Total Expense	<u>498,179.62</u>	<u>109,971.00</u>	<u>388,208.62</u>
Net Ordinary Income	-456,051.24	-66,192.00	-389,859.24
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	0.00	4,334.00	-4,334.00
Total Other Income	<u>0.00</u>	<u>4,334.00</u>	<u>-4,334.00</u>
Other Expense			
950 · Transfers to Reserves	0.00	4,334.00	-4,334.00
Total Other Expense	<u>0.00</u>	<u>4,334.00</u>	<u>-4,334.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>-456,051.24</u>	<u>-66,192.00</u>	<u>-389,859.24</u>