

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

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
INCOME			
410 · Regular Assessments	484,146.19	485,388.00	-1,241.81
420 · Clubhouse Rental	825.00	1,800.00	-975.00
425 · Apartment 101 Rental	13,500.00	12,000.00	1,500.00
430 · Unit Repairs (Reimbursed)	-701.86	120.00	-821.86
435 · Banking Interest Income	1,135.93	2,400.00	-1,264.07
440 · Laundry	10,744.75	12,000.00	-1,255.25
441 · POP Machine	1,083.85	1,800.00	-716.15
445 · Legal Fees & Late Charges	75.00	120.00	-45.00
450 · Key Fobs & Garage Door Openers	300.00	120.00	180.00
455 · Fines & Misc. Income	790.00	120.00	670.00
460 · Move In/Move Out Fees	3,500.00	2,400.00	1,100.00
465 · Parking Space Rental	3,965.00	4,200.00	-235.00
475 · Storage Unit Rental	2,430.00	2,880.00	-450.00
Total INCOME	<u>521,793.86</u>	<u>525,348.00</u>	<u>-3,554.14</u>
Total Income	<u>521,793.86</u>	<u>525,348.00</u>	<u>-3,554.14</u>
Gross Profit	<u>521,793.86</u>	<u>525,348.00</u>	<u>-3,554.14</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	507.00	900.00	-393.00
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	300.00	-300.00
820 · Copying/Printing/Postage	1,012.09	1,440.00	-427.91
825 · Legal Fees	1,380.00	12,000.00	-10,620.00
830 · Centennial Services	11,594.00	12,648.00	-1,054.00
835 · Mileage & Gasoline	0.00	120.00	-120.00
840 · Admin, Coupons & Education	35.00	240.00	-205.00
841 · Banking Service Charges	233.70	600.00	-366.30
842 · Web Site Support	319.16	720.00	-400.84
845 · Office Supplies	420.33	720.00	-299.67
846 · Pop Machine Expenses	302.04	600.00	-297.96
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	1,138.39	1,440.00	-301.61
855 · Office Phone & DSL (5266) - Other	4,346.49	4,500.00	-153.51
Total 855 · Office Phone & DSL (5266)	<u>5,484.88</u>	<u>5,940.00</u>	<u>-455.12</u>
860 · Administration Contingency	14.00	1,949.00	-1,935.00
Total ADMINISTRATION	<u>23,402.20</u>	<u>40,677.00</u>	<u>-17,274.80</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	280.00	14,400.00	-14,120.00
505b · Swamp Coolers	0.00	1,500.00	-1,500.00
505c · Bird and Pest Control	1,522.55	1,200.00	322.55
505d · Pool Maintenance	5,860.00	7,800.00	-1,940.00
505e · Garage, Parking Lot, Grounds	11,933.26	12,000.00	-66.74
505f · Unit 101	4,860.75	2,400.00	2,460.75
505g · Manager Office	0.00	480.00	-480.00
505h · Building Maintenance Contingenc	1,860.77	1,992.00	-131.23
505i · Natural Gas Line (kitchens)	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
Total 505 · Building Maintenance	<u>176,583.11</u>	<u>51,772.00</u>	<u>124,811.11</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	34,673.00	34,800.00	-127.00
530b · Professional Carpet Cleaning	908.40	3,600.00	-2,691.60

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530c · Janitorial Contingency	0.00	768.00	-768.00
Total 530 · Janitorial	35,581.40	39,168.00	-3,586.60
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	880.39	2,400.00	-1,519.61
535c · Gardening Group	623.58	1,200.00	-576.42
535d · Irrigation System	80.00	600.00	-520.00
535e · Foliage Contingency	52.24	216.00	-163.76
Total 535 · Foliage (Plants) Maintenance	1,636.21	4,416.00	-2,779.79
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	782.81	2,880.00	-2,097.19
540b · Professional Plumbing Repairs	5,018.65	12,000.00	-6,981.35
540c · Plumbing Contingency	0.00	2,232.00	-2,232.00
540 · Plumbers & Drain Clean - Other	0.00	0.00	0.00
Total 540 · Plumbers & Drain Clean	5,801.46	17,112.00	-11,310.54
550 · Snow Removal			
550a · Snow Removal	6,522.50	2,700.00	3,822.50
550b · Snow Removal Contingency	0.00	270.00	-270.00
550 · Snow Removal - Other	0.00	0.00	0.00
Total 550 · Snow Removal	6,522.50	2,970.00	3,552.50
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	6,969.76	7,200.00	-230.24
565b · Elevator Other	19,610.75	600.00	19,010.75
565c · Contingency-Elevator	0.00	396.00	-396.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	26,580.51	8,196.00	18,384.51
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	207.90	1,920.00	-1,712.10
575b · Alarm Maintenance	2,948.64	6,300.00	-3,351.36
575c · Door King Intercom	665.00	120.00	545.00
575d · Fob DNA Camera System	0.00	120.00	-120.00
575e · Contingency-Security	579.00	420.00	159.00
575 · Fire, Security, & Intercom - Other	0.00	0.00	0.00
Total 575 · Fire, Security, & Intercom	4,400.54	8,880.00	-4,479.46
Total CONTRACT LABOR	257,105.73	132,514.00	124,591.73
Social & 12th Floor Expenses			
653 · Socials Activities	463.86	720.00	-256.14
655 · 12th Floor	2,785.34	4,800.00	-2,014.66
656 · Special Projects Contingency	65.00	0.00	65.00
Total Social & 12th Floor Expenses	3,314.20	5,520.00	-2,205.80
SUPPLIES			
605 · Building Maintenance	4,877.74	3,600.00	1,277.74
610 · Electrical	155.00	600.00	-445.00
615 · Grounds	0.00	1,800.00	-1,800.00
625 · Janitorial	385.36	900.00	-514.64
635 · Plumbing	230.70	2,400.00	-2,169.30
636 · Contingency	0.00	468.00	-468.00
Total SUPPLIES	5,648.80	9,768.00	-4,119.20
Total BUILDING EXPENSE	266,068.73	147,802.00	118,266.73
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,100.00	-1,100.00
880 · Insurance - Other	66,714.12	55,000.00	11,714.12
Total 880 · Insurance	66,714.12	56,100.00	10,614.12
Total INSURANCE & INTEREST	66,714.12	56,100.00	10,614.12
PAYROLL and BENEFITS			
Workers Compensation	404.00		
750 · Office Mgr Salary	33,034.75	33,276.00	-241.25
751 · Res Mgr Health Benefits	2,485.20	120.00	2,365.20
761 · Federal Unemployment Tax	125.99	84.00	41.99

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762 · FICA paid by ER (SS)	2,792.31	1,200.00	1,592.31
763 · State UETR	269.86	168.00	101.86
764 · Denver OPT	28.00	36.00	-8.00
765 · FICA Medicare	699.87	360.00	339.87
767 · Aurora Income Tax	16.00	0.00	16.00
877 · Colorado Income Taxes	0.00	60.00	-60.00
890 · Maintenance Coordinator	9,570.00		
770 · Payroll Processing Exp [ADP]	1,147.64	600.00	547.64
771 · Contract Labor	0.00	3,000.00	-3,000.00
891 · Payroll Contingency	0.00	1,020.00	-1,020.00
Total PAYROLL and BENEFITS	<u>50,573.62</u>	<u>39,924.00</u>	<u>10,649.62</u>
UTILITIES			
705 · Cable Television (Comcast)	39,972.89	40,200.00	-227.11
710 · Electricity	29,452.51	20,400.00	9,052.51
715 · Heat / Gas	22,050.52	21,600.00	450.52
720 · Storm Drain	1,628.57	2,200.00	-571.43
725 · 12th Floor WiFi & Telephone	2,099.42	2,040.00	59.42
735 · Trash Remove & Recycle	8,100.00	8,400.00	-300.00
740 · Water & Sewer	23,284.45	26,400.00	-3,115.55
741 · Utility Contingency	0.00	2,420.00	-2,420.00
Total UTILITIES	<u>126,588.36</u>	<u>123,660.00</u>	<u>2,928.36</u>
APPROVED SPECIAL PROJECTS			
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
675a · 12th Floor Carpet and Paint	0.00	6,900.00	-6,900.00
675b · Natural Gas Lines (Kitchens)	1,901.83		
675g · Contingency-Special Projects	312.00	2,090.00	-1,778.00
APPROVED SPECIAL PROJECTS - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total APPROVED SPECIAL PROJECTS	<u>373,464.22</u>	<u>12,990.00</u>	<u>360,474.22</u>
Total Expense	<u>906,811.25</u>	<u>421,153.00</u>	<u>485,658.25</u>
Net Ordinary Income	<u>-385,017.39</u>	<u>104,195.00</u>	<u>-489,212.39</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	0.00	52,008.00	-52,008.00
Total Other Income	<u>0.00</u>	<u>52,008.00</u>	<u>-52,008.00</u>
Other Expense			
950 · Transfers to Reserves(BestCase)	0.00	52,008.00	-52,008.00
Total Other Expense	<u>0.00</u>	<u>52,008.00</u>	<u>-52,008.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>-385,017.39</u></u>	<u><u>104,195.00</u></u>	<u><u>-489,212.39</u></u>