

**Lanai Condominium Association**  
**Profit & Loss Budget vs. Actual**  
 January through April 2018

	<u>Jan - Apr 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
<b>INCOME</b>			
410 · Regular Assessments	142,564.36	127,040.00	15,524.36
420 · Clubhouse Rental	100.00	600.00	-500.00
430 · Unit Repairs (Reimbursed)	-87.50	40.00	-127.50
435 · Banking Interest Income	686.70	100.00	586.70
440 · Laundry	2,655.75	3,000.00	-344.25
441 · POP Machine	208.65	240.00	-31.35
445 · Legal Fees & Late Charges	50.00	40.00	10.00
450 · Key Fobs & Garage Door Openers	50.00	40.00	10.00
455 · Fines & Misc. Income	0.00	40.00	-40.00
460 · Move In/Move Out Fees	671.21	1,000.00	-328.79
465 · Parking Space Rental	1,580.00	1,120.00	460.00
475 · Storage Unit Rental	1,165.00	960.00	205.00
<b>Total INCOME</b>	<u>149,644.17</u>	<u>134,220.00</u>	<u>15,424.17</u>
<b>Total Income</b>	<u>149,644.17</u>	<u>134,220.00</u>	<u>15,424.17</u>
<b>Gross Profit</b>	<u>149,644.17</u>	<u>134,220.00</u>	<u>15,424.17</u>
Expense			
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	0.00	200.00	-200.00
805 · Accounting & Tax Prep	150.00		
806 · Annual Audit	0.00	0.00	0.00
815 · Bad Debts	303.81	100.00	203.81
820 · Copying/Printing/Postage	545.55	480.00	65.55
825 · Legal Fees	4,902.50	2,000.00	2,902.50
830 · Centennial Services	4,216.00	4,216.00	0.00
835 · Mileage & Gasoline	498.74	400.00	98.74
840 · Admin, Coupons & Education	0.00	40.00	-40.00
841 · Banking Service Charges	231.28	160.00	71.28
842 · Web Site Support	1,236.31	240.00	996.31
845 · Office Supplies	120.78	200.00	-79.22
846 · Pop Machine Expenses	214.73	120.00	94.73
855 · Office Phone & DSL			
855a · Avi's Emergency Phone (Verizon)	375.02	400.00	-24.98
855 · Office Phone & DSL - Other	1,181.63	1,300.00	-118.37
<b>Total 855 · Office Phone &amp; DSL</b>	<u>1,556.65</u>	<u>1,700.00</u>	<u>-143.35</u>
860 · Administration Contingency	0.00	492.00	-492.00
<b>Total ADMINISTRATION</b>	<u>13,976.35</u>	<u>10,348.00</u>	<u>3,628.35</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 · Building Maintenance			
505a · HVAC (Haynes)	13,754.13	4,800.00	8,954.13
505b · Swamp Coolers	0.00	40.00	-40.00
505c · Bird and Pest Control	600.00	400.00	200.00
505d · Pool Maintenance	221.83	1,200.00	-978.17
505e · Garage, Parking Lot, Grounds	7,884.93	2,600.00	5,284.93
505f · Manager's Unit	0.00	400.00	-400.00
505g · Manager Office	93.68	120.00	-26.32
505h · Building Maintenance Contingenc	3,212.88	480.00	2,732.88
505 · Building Maintenance - Other	0.00	0.00	0.00
<b>Total 505 · Building Maintenance</b>	<u>25,767.45</u>	<u>10,040.00</u>	<u>15,727.45</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	5,512.50	5,200.00	312.50
530b · Professional Carpet Cleaning	0.00	800.00	-800.00
530c · Janitorial Contingency	0.00	300.00	-300.00
530 · Janitorial - Other	0.00	0.00	0.00
<b>Total 530 · Janitorial</b>	<u>5,512.50</u>	<u>6,300.00</u>	<u>-787.50</u>
535 · Foliage (Plants) Maintenance			

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535a · Landscaping Tree Maintenance	51.75	800.00	-748.25
535c · Plants & Landscaping-Committee	0.00	400.00	-400.00
535d · Irrigation System	0.00	40.00	-40.00
535e · Foliage Contingency	0.00	64.00	-64.00
<b>Total 535 · Foliage (Plants) Maintenance</b>	<b>51.75</b>	<b>1,304.00</b>	<b>-1,252.25</b>
<b>540 · Plumbers &amp; Drain Clean</b>			
540a · Drain Cleaning	0.00	2,000.00	-2,000.00
540b · Professional Plumbing Repairs	1,335.66	800.00	535.66
540c · Plumbing Contingency	199.00	420.00	-221.00
<b>Total 540 · Plumbers &amp; Drain Clean</b>	<b>1,534.66</b>	<b>3,220.00</b>	<b>-1,685.34</b>
<b>550 · Snow Removal</b>			
550a · Snow Removal	1,125.00	1,500.00	-375.00
550b · Snow Removal Contingency	0.00	150.00	-150.00
<b>Total 550 · Snow Removal</b>	<b>1,125.00</b>	<b>1,650.00</b>	<b>-525.00</b>
<b>565 · Elevator Maintenance</b>			
565a · Elevator Monthly Contract	2,015.72	2,000.00	15.72
565b · Elevator Other	0.00	312.00	-312.00
565 · Elevator Maintenance - Other	450.00		
<b>Total 565 · Elevator Maintenance</b>	<b>2,465.72</b>	<b>2,312.00</b>	<b>153.72</b>
<b>575 · Fire, Security, &amp; Intercom</b>			
575a · Alarm Monitoring	432.00	800.00	-368.00
575b · Alarm Maintenance	372.05	600.00	-227.95
575c · Contingency	0.00	72.00	-72.00
<b>Total 575 · Fire, Security, &amp; Intercom</b>	<b>804.05</b>	<b>1,472.00</b>	<b>-667.95</b>
<b>Total CONTRACT LABOR</b>	<b>37,261.13</b>	<b>26,298.00</b>	<b>10,963.13</b>
<b>Social &amp; 12th Floor Expenses</b>			
653 · Newsletter and Lanai Socials	33.54	200.00	-166.46
655 · 12th Floor	0.00	800.00	-800.00
<b>Total Social &amp; 12th Floor Expenses</b>	<b>33.54</b>	<b>1,000.00</b>	<b>-966.46</b>
<b>SUPPLIES</b>			
605 · Building Maintenance	1,109.76	2,000.00	-890.24
610 · Electrical	0.00	80.00	-80.00
615 · Grounds	1,061.86	1,200.00	-138.14
625 · Janitorial	595.91	300.00	295.91
635 · Plumbing	2,466.66	400.00	2,066.66
636 · Contingency	0.00	200.00	-200.00
<b>Total SUPPLIES</b>	<b>5,234.19</b>	<b>4,180.00</b>	<b>1,054.19</b>
<b>Total BUILDING EXPENSE</b>	<b>42,528.86</b>	<b>31,478.00</b>	<b>11,050.86</b>
<b>INSURANCE &amp; INTEREST</b>			
<b>880 · Insurance</b>			
880a · Insurance Contingency	780.00	900.00	-120.00
880 · Insurance - Other	47,438.71	45,000.00	2,438.71
<b>Total 880 · Insurance</b>	<b>48,218.71</b>	<b>45,900.00</b>	<b>2,318.71</b>
<b>Total INSURANCE &amp; INTEREST</b>	<b>48,218.71</b>	<b>45,900.00</b>	<b>2,318.71</b>
<b>PAYROLL and BENEFITS</b>			
Workers Compensation	0.00	0.00	0.00
750 · Res Mgr Salary	20,305.23	18,400.00	1,905.23
751 · Res Mgr Health Benefits	2,104.22	1,840.00	264.22
761 · Federal Unemployment Tax	28.25	28.00	0.25
762 · FICA paid by ER (SS)	1,505.48	1,380.00	125.48
763 · State UETR	64.25	92.00	-27.75
764 · Denver OPT	33.19	24.00	9.19
765 · FICA Medicare	352.10	368.00	-15.90
877 · Colorado Income Taxes	17.19	56.00	-38.81
890 · Emergency Manager Fee	0.00	800.00	-800.00
891 · Payroll Contingency	0.00	480.00	-480.00
<b>Total PAYROLL and BENEFITS</b>	<b>24,409.91</b>	<b>23,468.00</b>	<b>941.91</b>
<b>RESIDENT MANAGER OTHER</b>			
770 · Payroll Processing Exp [ADP]	418.31	200.00	218.31

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771 · Contract Labor	0.00	800.00	-800.00
<b>Total RESIDENT MANAGER OTHER</b>	<u>418.31</u>	<u>1,000.00</u>	<u>-581.69</u>
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	13,086.38	13,200.00	-113.62
710 · Electricity	6,355.78	9,200.00	-2,844.22
715 · Heat / Gas	19,219.62	10,000.00	9,219.62
720 · Storm Drain	1,480.35	0.00	1,480.35
725 · 12th Floor WiFi & Telephone	772.54	600.00	172.54
735 · Trash Remove & Recycle	2,600.00	2,640.00	-40.00
740 · Water & Sewer	10,077.10	8,000.00	2,077.10
741 · Utility Contingency	0.00	872.00	-872.00
<b>Total UTILITIES</b>	<u>53,591.77</u>	<u>44,512.00</u>	<u>9,079.77</u>
<b>Special Projects Contingency</b>			
660 · Asbestos Mitigation-pipes	451,795.50		
661 · Pool	1,658.88		
662 · Boiler Replacement	171,500.00		
663 · Hydronics	173,400.00		
664 · Project manager	3,977.13		
Special Projects Contingency - Other	9,064.18	52.00	9,012.18
<b>Total Special Projects Contingency</b>	<u>811,395.69</u>	<u>52.00</u>	<u>811,343.69</u>
<b>Total Expense</b>	<u>994,539.60</u>	<u>156,758.00</u>	<u>837,781.60</u>
<b>Net Ordinary Income</b>	<u>-844,895.43</u>	<u>-22,538.00</u>	<u>-822,357.43</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
70000 · Transfers from Operating	15,244.80	12,526.68	2,718.12
<b>Total Other Income</b>	<u>15,244.80</u>	<u>12,526.68</u>	<u>2,718.12</u>
<b>Other Expense</b>			
950 · Transfers to Reserves	15,244.80	19,695.00	-4,450.20
<b>Total Other Expense</b>	<u>15,244.80</u>	<u>19,695.00</u>	<u>-4,450.20</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>-7,168.32</u>	<u>7,168.32</u>
<b>Net Income</b>	<u><u>-844,895.43</u></u>	<u><u>-29,706.32</u></u>	<u><u>-815,189.11</u></u>