

Lanai Condominium Association
Profit & Loss Budget vs. Actual
 January through April 2020

Ordinary Income/Expense	<u>Jan - Apr 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 - Regular Assessments	189,235.97	170,064.00	19,171.97
420 - Clubhouse Rental	0.00	440.00	-440.00
425 - Apartment 101 Rental	6,000.00	6,000.00	0.00
430 - Unit Repairs (Reimbursed)	0.00	40.00	-40.00
435 - Banking Interest Income	154.12	120.00	34.12
440 - Laundry	1,505.00	3,400.00	-1,895.00
441 - POP Machine	193.70	500.00	-306.30
445 - Legal Fees & Late Charges	0.00	40.00	-40.00
450 - Key Fobs & Garage Door Openers	0.00	40.00	-40.00
455 - Fines & Misc. Income	0.00	40.00	-40.00
460 - Move In/Move Out Fees	350.00	800.00	-450.00
465 - Parking Space Rental	300.00	1,400.00	-1,100.00
475 - Storage Unit Rental	980.00	960.00	20.00
Total INCOME	<u>198,718.79</u>	<u>183,844.00</u>	<u>14,874.79</u>
Total Income	<u>198,718.79</u>	<u>183,844.00</u>	<u>14,874.79</u>
Gross Profit	<u>198,718.79</u>	<u>183,844.00</u>	<u>14,874.79</u>
Expense			
ADMINISTRATION			
585 - Licenses and Permits	0.00	300.00	-300.00
805 - Accounting & Tax Prep	0.00	200.00	-200.00
806 - Annual Audit	0.00	2,300.00	-2,300.00
815 - Bad Debts	0.00	100.00	-100.00
820 - Copying/Printing/Postage	402.78	480.00	-77.22
825 - Legal Fees	2,040.00	4,000.00	-1,960.00
830 - Centennial Services	4,415.00	4,340.00	75.00
835 - Mileage & Gasoline	0.00	40.00	-40.00
840 - Admin, Coupons & Education	124.13	80.00	44.13
841 - Banking Service Charges	79.75	200.00	-120.25
842 - Web Site Support	0.00	320.00	-320.00
845 - Office Supplies	31.40	240.00	-208.60
846 - Pop Machine Expenses	604.97	160.00	444.97
855 - Office Phone & DSL (5266)			
855a - Lanai Cell Phone (Verizon)	362.38	400.00	-37.62
855 - Office Phone & DSL (5266) - Other	1,474.08	1,500.00	-25.92
Total 855 - Office Phone & DSL (5266)	<u>1,836.46</u>	<u>1,900.00</u>	<u>-63.54</u>
860 - Administration Contingency	38.97	733.00	-694.03
Total ADMINISTRATION	<u>9,573.46</u>	<u>15,393.00</u>	<u>-5,819.54</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 - Building Maintenance			
505a - HVAC (Haynes)	1,635.00	4,800.00	-3,165.00
505b - Swamp Coolers	0.00	200.00	-200.00
505c - Bird and Pest Control	400.00	400.00	0.00
505d - Pool Maintenance	0.00	2,600.00	-2,600.00
505e - Garage, Parking Lot, Grounds	172.91	4,000.00	-3,827.09
505f - Unit 101	0.00	800.00	-800.00
505g - Manager Office	0.00	160.00	-160.00
505h - Building Maintenance Contingenc	1,105.00	748.00	357.00
505i - Natural Gas Line (kitchens)	0.00	0.00	0.00
505j - Sewer Catastrophe	0.00	0.00	0.00
505k - Roof	6,016.00	2,000.00	4,016.00
Total 505 - Building Maintenance	<u>9,328.91</u>	<u>15,708.00</u>	<u>-6,379.09</u>
530 - Janitorial			

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530a · Contract Services (Janitorial)	8,158.00	11,600.00	-3,442.00
530b · Professional Carpet Cleaning	0.00	600.00	-600.00
530c · Janitorial Contingency	0.00	244.00	-244.00
Total 530 · Janitorial	8,158.00	12,444.00	-4,286.00
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	214.50	600.00	-385.50
535b · Tree Maintenance	0.00	600.00	-600.00
535c · Gardening Group	0.00	400.00	-400.00
535d · Irrigation System	0.00	200.00	-200.00
535e · Foliage Contingency	0.00	92.00	-92.00
Total 535 · Foliage (Plants) Maintenance	214.50	1,892.00	-1,677.50
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	960.00	-960.00
540b · Professional Plumbing Repairs	5,078.39	4,000.00	1,078.39
540c · Plumbing Contingency	0.00	744.00	-744.00
Total 540 · Plumbers & Drain Clean	5,078.39	5,704.00	-625.61
550 · Snow Removal			
550a · Snow Removal	3,091.00	1,600.00	1,491.00
550b · Snow Removal Contingency	0.00	160.00	-160.00
Total 550 · Snow Removal	3,091.00	1,760.00	1,331.00
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	1,819.68	2,640.00	-820.32
565b · Elevator Other	2,797.00	1,400.00	1,397.00
565c · Contingency-Elevator	0.00	204.00	-204.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	4,616.68	4,244.00	372.68
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	640.00	-640.00
575b · Alarm Maintenance	0.00	1,800.00	-1,800.00
575c · Door King Intercom	3,540.61	100.00	3,440.61
575d · Fob DNA Camera System	0.00	40.00	-40.00
575e · Contingency-Security	0.00	128.00	-128.00
Total 575 · Fire, Security, & Intercom	3,540.61	2,708.00	832.61
Total CONTRACT LABOR	34,028.09	44,460.00	-10,431.91
Social & 12th Floor Expenses			
653 · Socials Activities	0.00	500.00	-500.00
655 · 12th Floor	245.00	1,600.00	-1,355.00
656 · Special Projects Contingency	0.00	104.00	-104.00
Total Social & 12th Floor Expenses	245.00	2,204.00	-1,959.00
SUPPLIES			
605 · Building Maintenance	2,528.83	1,200.00	1,328.83
610 · Electrical	0.00	200.00	-200.00
615 · Grounds	344.86	600.00	-255.14
625 · Janitorial	188.22	300.00	-111.78
635 · Plumbing	0.00	800.00	-800.00
636 · Contingency	0.00	156.00	-156.00
Total SUPPLIES	3,061.91	3,256.00	-194.09
Total BUILDING EXPENSE	37,335.00	49,920.00	-12,585.00
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,400.00	-1,400.00
880 · Insurance - Other	33,077.98	70,000.00	-36,922.02
Total 880 · Insurance	33,077.98	71,400.00	-38,322.02
Total INSURANCE & INTEREST	33,077.98	71,400.00	-38,322.02
PAYROLL and BENEFITS			
Workers Compensation	0.00	0.00	0.00

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750 · Office Mgr Salary	8,800.00	8,800.00	0.00
751 · Res Mgr Health Benefits	0.00	0.00	0.00
761 · Federal Unemployment Tax	0.00	0.00	0.00
762 · FICA paid by ER (SS)	0.00	0.00	0.00
763 · State UITR	0.00	0.00	0.00
764 · Denver OPT	0.00	0.00	0.00
765 · FICA Medicare	0.00	0.00	0.00
890 · Maintenance Coordinator	6,480.00	6,480.00	0.00
770 · Payroll Processing Exp [ADP]	45.56	418.31	-372.75
771 · Contract Labor	0.00	1,000.00	-1,000.00
891 · Payroll Contingency	0.00	816.00	-816.00
Total PAYROLL and BENEFITS	<u>15,325.56</u>	<u>17,514.31</u>	<u>-2,188.75</u>
UTILITIES			
705 · Cable Television (Comcast)	13,889.42	13,400.00	489.42
710 · Electricity	4,308.82	8,800.00	-4,491.18
715 · Heat / Gas	10,664.67	8,800.00	1,864.67
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Pphone (6061)	734.44	680.00	54.44
735 · Trash Remove & Recycle	2,800.00	2,800.00	0.00
740 · Water & Sewer	6,323.10	8,800.00	-2,476.90
741 · Utility Contingency	0.00	908.00	-908.00
Total UTILITIES	<u>38,720.45</u>	<u>46,388.00</u>	<u>-7,667.55</u>
APPROVED SPECIAL PROJECTS			
660 · Asbestos Mitigation-pipes	0.00	0.00	0.00
661 · Pool	0.00	0.00	0.00
662 · Boiler Replacement	9,569.11	0.00	9,569.11
663 · Pipes and Ducts	0.00	0.00	0.00
664 · Project oversight	0.00	0.00	0.00
665 · Fire Caulking	0.00	0.00	0.00
667 · Drywall	0.00	0.00	0.00
675a · 12th Floor Carpet and Paint	0.00	6,000.00	-6,000.00
675b · Natural Gas Lines (Kitchens)	0.00	10,000.00	-10,000.00
675c · Outdoor Furniture / Grill	4,885.00	7,000.00	-2,115.00
675d · Managers Office (Paint & PC)	0.00	3,000.00	-3,000.00
675e · Elevator Doors	0.00	16,000.00	-16,000.00
675f · Pool Fencing	3,900.00	14,500.00	-10,600.00
675g · Contingency-Special Projects	550.00	5,650.00	-5,100.00
APPROVED SPECIAL PROJECTS - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total APPROVED SPECIAL PROJECTS	<u>18,904.11</u>	<u>62,150.00</u>	<u>-43,245.89</u>
Total Expense	<u>152,936.56</u>	<u>262,765.31</u>	<u>-109,828.75</u>
Net Ordinary Income	<u>45,782.23</u>	<u>-78,921.31</u>	<u>124,703.54</u>
Other Income/Expense			
Other Income			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	20,408.00	20,408.00	0.00
Total Other Income	<u>20,408.00</u>	<u>20,408.00</u>	<u>0.00</u>
Other Expense			
950 · Transfers to Reserves	20,408.00	20,408.00	0.00
Total Other Expense	<u>20,408.00</u>	<u>20,408.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>45,782.23</u></u>	<u><u>-78,921.31</u></u>	<u><u>124,703.54</u></u>