

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

Ordinary Income/Expense	<u>Jan - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	201,549.90	202,245.00	-695.10
420 · Clubhouse Rental	375.00	750.00	-375.00
425 · Apartment 101 Rental	3,000.00	5,000.00	-2,000.00
430 · Unit Repairs (Reimbursed)	1,431.20	50.00	1,381.20
435 · Banking Interest Income	835.18	1,000.00	-164.82
440 · Laundry	4,821.00	5,000.00	-179.00
441 · POP Machine	685.15	750.00	-64.85
445 · Legal Fees & Late Charges	75.00	50.00	25.00
450 · Key Fobs & Garage Door Openers	300.00	50.00	250.00
455 · Fines & Misc. Income	0.00	50.00	-50.00
460 · Move In/Move Out Fees	2,100.00	1,000.00	1,100.00
465 · Parking Space Rental	1,950.00	1,750.00	200.00
475 · Storage Unit Rental	1,480.00	1,200.00	280.00
Total INCOME	<u>218,602.43</u>	<u>218,895.00</u>	<u>-292.57</u>
Total Income	<u>218,602.43</u>	<u>218,895.00</u>	<u>-292.57</u>
Gross Profit	<u>218,602.43</u>	<u>218,895.00</u>	<u>-292.57</u>
Expense			
63560 · Bank Service Charges	35.00		
ADMINISTRATION			
585 · Licenses and Permits	200.00	375.00	-175.00
805 · Accounting & Tax Prep	25.00	200.00	-175.00
806 · Annual Audit	0.00	0.00	0.00
815 · Bad Debts	0.00	125.00	-125.00
820 · Copying/Printing/Postage	488.84	600.00	-111.16
825 · Legal Fees	1,050.00	5,000.00	-3,950.00
830 · Centennial Services	5,270.00	5,270.00	0.00
835 · Mileage & Gasoline	0.00	50.00	-50.00
840 · Admin, Coupons & Education	0.00	100.00	-100.00
841 · Banking Service Charges	114.05	250.00	-135.95
842 · Web Site Support	212.46	300.00	-87.54
845 · Office Supplies	609.25	300.00	309.25
846 · Pop Machine Expenses	151.68	250.00	-98.32
855 · Office Phone & DSL			
855a · Lanai Cell Phone (Verizon)	566.15	600.00	-33.85
855 · Office Phone & DSL - Other	1,718.54	1,875.00	-156.46
Total 855 · Office Phone & DSL	<u>2,284.69</u>	<u>2,475.00</u>	<u>-190.31</u>
860 · Administration Contingency	0.00	885.00	-885.00
Total ADMINISTRATION	<u>10,405.97</u>	<u>16,180.00</u>	<u>-5,774.03</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	6,000.00	-6,000.00
505b · Swamp Coolers	0.00	625.00	-625.00
505c · Bird and Pest Control	610.00	500.00	110.00
505d · Pool Maintenance	0.00	3,250.00	-3,250.00
505e · Garage, Parking Lot, Grounds	320.38	5,000.00	-4,679.62
505f · Unit 101	4,860.75	1,000.00	3,860.75
505g · Manager Office	0.00	200.00	-200.00
505h · Building Maintenance Contingenc	1,042.94	830.00	212.94
505i · Natural Gas Line	219,256.91	10,000.00	209,256.91
505j · Sewer Catastrophe	-105,726.34	0.00	-105,726.34
505 · Building Maintenance - Other	909.83	0.00	909.83
Total 505 · Building Maintenance	<u>121,274.47</u>	<u>27,405.00</u>	<u>93,869.47</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	14,277.00	14,500.00	-223.00
530b · Professional Carpet Cleaning	0.00	1,500.00	-1,500.00

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530c · Janitorial Contingency	0.00	320.00	-320.00
Total 530 · Janitorial	14,277.00	16,320.00	-2,043.00
535 · Foliage (Plants) Maintenance			
535a · Landscaping	107.75	1,000.00	-892.25
535c · Gardening Group	784.52	500.00	284.52
535d · Irrigation System	0.00	250.00	-250.00
535e · Foliage Contingency	0.00	90.00	-90.00
Total 535 · Foliage (Plants) Maintenance	892.27	1,840.00	-947.73
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	663.25	1,200.00	-536.75
540b · Professional Plumbing Repairs	1,780.20	5,000.00	-3,219.80
540c · Plumbing Contingency	0.00	930.00	-930.00
540 · Plumbers & Drain Clean - Other	0.00	0.00	0.00
Total 540 · Plumbers & Drain Clean	2,443.45	7,130.00	-4,686.55
550 · Snow Removal			
550a · Snow Removal	3,110.75	1,800.00	1,310.75
550b · Snow Removal Contingency	0.00	180.00	-180.00
550 · Snow Removal - Other	0.00	0.00	0.00
Total 550 · Snow Removal	3,110.75	1,980.00	1,130.75
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	2,169.76	3,000.00	-830.24
565b · Elevator Other	2,674.75	250.00	2,424.75
565c · Contingency-Elevator	0.00	165.00	-165.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	4,844.51	3,415.00	1,429.51
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	800.00	-800.00
575b · Alarm Maintenance	991.83	2,625.00	-1,633.17
575c · Door King Intercom	190.00	50.00	140.00
575d · Fob DNA System	0.00	50.00	-50.00
575e · Contingency-Security	0.00	175.00	-175.00
575 · Fire, Security, & Intercom - Other	0.00	0.00	0.00
Total 575 · Fire, Security, & Intercom	1,181.83	3,700.00	-2,518.17
Total CONTRACT LABOR	148,024.28	61,790.00	86,234.28
Social & 12th Floor Expenses			
653 · Newsletter and Lanai Socials	0.00	300.00	-300.00
655 · 12th Floor	8,104.48	2,000.00	6,104.48
656 · Special Projects Contingency	65.00	0.00	65.00
Total Social & 12th Floor Expenses	8,169.48	2,300.00	5,869.48
SUPPLIES			
605 · Building Maintenance	994.95	1,500.00	-505.05
610 · Electrical	155.00	250.00	-95.00
615 · Grounds	0.00	750.00	-750.00
625 · Janitorial	0.00	375.00	-375.00
635 · Plumbing	0.00	1,000.00	-1,000.00
636 · Contingency	69.22	195.00	-125.78
Total SUPPLIES	1,219.17	4,070.00	-2,850.83
Total BUILDING EXPENSE	157,412.93	68,160.00	89,252.93
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,100.00	-1,100.00
880 · Insurance - Other	52,959.34	55,000.00	-2,040.66
Total 880 · Insurance	52,959.34	56,100.00	-3,140.66
Total INSURANCE & INTEREST	52,959.34	56,100.00	-3,140.66
PAYROLL and BENEFITS			
750 · Res Mgr Salary	17,673.63	13,865.00	3,808.63
751 · Res Mgr Health Benefits	2,485.20	50.00	2,435.20
761 · Federal Unemployment Tax	83.99	35.00	48.99
762 · FICA paid by ER (SS)	1,964.06	500.00	1,464.06

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763 · State UETR	168.75	70.00	98.75
764 · Denver OPT	8.00	15.00	-7.00
765 · FICA Medicare	459.34	150.00	309.34
767 · Aurora Income Tax	10.00	0.00	10.00
877 · Colorado Income Taxes	0.00	25.00	-25.00
891 · Payroll Contingency	0.00	425.00	-425.00
Total PAYROLL and BENEFITS	<u>22,852.97</u>	<u>15,135.00</u>	<u>7,717.97</u>
RESIDENT MANAGER OTHER			
770 · Payroll Processingt Exp [ADP]	502.77	250.00	252.77
771 · Contract Labor	0.00	1,250.00	-1,250.00
Total RESIDENT MANAGER OTHER	<u>502.77</u>	<u>1,500.00</u>	<u>-997.23</u>
UTILITIES			
705 · Cable Television (Comcast)	16,717.02	16,750.00	-32.98
710 · Electricity	8,548.79	8,500.00	48.79
715 · Heat / Gas	12,976.64	9,000.00	3,976.64
720 · Storm Drain	1,628.57	2,200.00	-571.43
725 · 12th Floor WiFi & Telephone	846.89	850.00	-3.11
735 · Trash Remove & Recycle	3,375.00	3,500.00	-125.00
740 · Water & Sewer	10,275.70	11,000.00	-724.30
741 · Utility Contingency	0.00	1,034.00	-1,034.00
Total UTILITIES	<u>54,368.61</u>	<u>52,834.00</u>	<u>1,534.61</u>
Special Projects			
660 · Asbestos Mitigation-pipes	13,034.00		
662 · Boiler Replacement	238,863.00		
663 · Pipes and Ducts	30,000.00		
664 · Project oversight	14,004.89		
665 · Fire Caulking	39,600.00		
667 · Drywall	171,975.00		
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>507,476.89</u>	<u>12,990.00</u>	<u>494,486.89</u>
Total Expense	<u>806,014.48</u>	<u>222,899.00</u>	<u>583,115.48</u>
Net Ordinary Income	<u>-587,412.05</u>	<u>-4,004.00</u>	<u>-583,408.05</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	0.00	21,670.00	-21,670.00
Total Other Income	<u>0.00</u>	<u>21,670.00</u>	<u>-21,670.00</u>
Other Expense			
950 · Transfers to Reserves	0.00	21,670.00	-21,670.00
Total Other Expense	<u>0.00</u>	<u>21,670.00</u>	<u>-21,670.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>-587,412.05</u></u>	<u><u>-4,004.00</u></u>	<u><u>-583,408.05</u></u>