

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

| Ordinary Income/Expense | Jan 20 | Budget | \$ Over Budget |
|--|------------------|------------------|------------------|
| Income | | | |
| INCOME | | | |
| 410 · Regular Assessments | 46,538.32 | 42,516.00 | 4,022.32 |
| 420 · Clubhouse Rental | 0.00 | 110.00 | -110.00 |
| 425 · Apartment 101 Rental | 1,500.00 | 1,500.00 | 0.00 |
| 430 · Unit Repairs (Reimbursed) | 0.00 | 10.00 | -10.00 |
| 435 · Banking Interest Income | 44.34 | 30.00 | 14.34 |
| 440 · Laundry | 630.00 | 850.00 | -220.00 |
| 441 · POP Machine | 193.70 | 125.00 | 68.70 |
| 445 · Legal Fees & Late Charges | 0.00 | 10.00 | -10.00 |
| 450 · Key Fobs & Garage Door Openers | 0.00 | 10.00 | -10.00 |
| 455 · Fines & Misc. Income | 0.00 | 10.00 | -10.00 |
| 460 · Move In/Move Out Fees | 175.00 | 200.00 | -25.00 |
| 465 · Parking Space Rental | 300.00 | 350.00 | -50.00 |
| 475 · Storage Unit Rental | 560.00 | 240.00 | 320.00 |
| Total INCOME | <u>49,941.36</u> | <u>45,961.00</u> | <u>3,980.36</u> |
| Total Income | <u>49,941.36</u> | <u>45,961.00</u> | <u>3,980.36</u> |
| Gross Profit | <u>49,941.36</u> | <u>45,961.00</u> | <u>3,980.36</u> |
| Expense | | | |
| ADMINISTRATION | | | |
| 585 · Licenses and Permits | 0.00 | 75.00 | -75.00 |
| 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 | 25.00 | -25.00 |
| 820 · Copying/Printing/Postage | 66.00 | 120.00 | -54.00 |
| 825 · Legal Fees | 0.00 | 1,000.00 | -1,000.00 |
| 830 · Centennial Services | 1,085.00 | 1,085.00 | 0.00 |
| 835 · Mileage & Gasoline | 0.00 | 10.00 | -10.00 |
| 840 · Admin, Coupons & Education | 124.13 | 20.00 | 104.13 |
| 841 · Banking Service Charges | 19.95 | 50.00 | -30.05 |
| 842 · Web Site Support | 0.00 | 80.00 | -80.00 |
| 845 · Office Supplies | 0.00 | 60.00 | -60.00 |
| 846 · Pop Machine Expenses | 0.00 | 40.00 | -40.00 |
| 855 · Office Phone & DSL (5266) | | | |
| 855a · Lanai Cell Phone (Verizon) | 231.26 | 100.00 | 131.26 |
| 855 · Office Phone & DSL (5266) - Other | 368.74 | 375.00 | -6.26 |
| Total 855 · Office Phone & DSL (5266) | <u>600.00</u> | <u>475.00</u> | <u>125.00</u> |
| 860 · Administration Contingency | 0.00 | 277.00 | -277.00 |
| Total ADMINISTRATION | <u>1,895.08</u> | <u>5,817.00</u> | <u>-3,921.92</u> |
| BUILDING EXPENSE | | | |
| CONTRACT LABOR | | | |
| 505 · Building Maintenance | | | |
| 505a · HVAC (Haynes) | 0.00 | 1,200.00 | -1,200.00 |
| 505b · Swamp Coolers | 0.00 | 50.00 | -50.00 |
| 505c · Bird and Pest Control | 100.00 | 100.00 | 0.00 |
| 505d · Pool Maintenance | 0.00 | 650.00 | -650.00 |
| 505e · Garage, Parking Lot, Grounds | 172.91 | 1,000.00 | -827.09 |
| 505f · Unit 101 | 0.00 | 200.00 | -200.00 |
| 505g · Manager Office | 0.00 | 40.00 | -40.00 |
| 505h · Building Maintenance Contingenc | 0.00 | 187.00 | -187.00 |
| 505i · Natural Gas Line (kitchens) | 0.00 | 0.00 | 0.00 |
| 505j · Sewer Catastrophe | 0.00 | 0.00 | 0.00 |
| 505k · Roof | 0.00 | 500.00 | -500.00 |
| Total 505 · Building Maintenance | <u>272.91</u> | <u>3,927.00</u> | <u>-3,654.09</u> |
| 530 · Janitorial | | | |
| 530a · Contract Services (Janitorial) | 0.00 | 2,900.00 | -2,900.00 |
| 530b · Professional Carpet Cleaning | 0.00 | 150.00 | -150.00 |
| 530c · Janitorial Contingency | 0.00 | 61.00 | -61.00 |

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|--|---------------|---------------|-----------------------|
| Total 530 · Janitorial | 0.00 | 3,111.00 | -3,111.00 |
| 535 · Foliage (Plants) Maintenance | | | |
| 535a · Landscaping (grass) | 0.00 | 150.00 | -150.00 |
| 535b · Tree Maintenance | 0.00 | 150.00 | -150.00 |
| 535c · Gardening Group | 0.00 | 100.00 | -100.00 |
| 535d · Irrigation System | 0.00 | 50.00 | -50.00 |
| 535e · Foliage Contingency | 0.00 | 23.00 | -23.00 |
| Total 535 · Foliage (Plants) Maintenance | 0.00 | 473.00 | -473.00 |
| 540 · Plumbers & Drain Clean | | | |
| 540a · Drain Cleaning | 0.00 | 240.00 | -240.00 |
| 540b · Professional Plumbing Repairs | 7,292.09 | 1,000.00 | 6,292.09 |
| 540c · Plumbing Contingency | 0.00 | 186.00 | -186.00 |
| Total 540 · Plumbers & Drain Clean | 7,292.09 | 1,426.00 | 5,866.09 |
| 550 · Snow Removal | | | |
| 550a · Snow Removal | 643.50 | 400.00 | 243.50 |
| 550b · Snow Removal Contingency | 0.00 | 40.00 | -40.00 |
| Total 550 · Snow Removal | 643.50 | 440.00 | 203.50 |
| 565 · Elevator Maintenance | | | |
| 565a · Elevator Monthly Contract | 0.00 | 660.00 | -660.00 |
| 565b · Elevator Other | 2,797.00 | 350.00 | 2,447.00 |
| 565c · Contingency-Elevator | 0.00 | 51.00 | -51.00 |
| 565 · Elevator Maintenance - Other | 0.00 | 0.00 | 0.00 |
| Total 565 · Elevator Maintenance | 2,797.00 | 1,061.00 | 1,736.00 |
| 575 · Fire, Security, & Intercom | | | |
| 575a · Alarm Monitoring | 0.00 | 160.00 | -160.00 |
| 575b · Alarm Maintenance | 0.00 | 450.00 | -450.00 |
| 575c · Door King Intercom | 0.00 | 25.00 | -25.00 |
| 575d · Fob DNA Camera System | 0.00 | 10.00 | -10.00 |
| 575e · Contingency-Security | 0.00 | 32.00 | -32.00 |
| Total 575 · Fire, Security, & Intercom | 0.00 | 677.00 | -677.00 |
| Total CONTRACT LABOR | 11,005.50 | 11,115.00 | -109.50 |
| Social & 12th Floor Expenses | | | |
| 653 · Socials Activities | 37.05 | 125.00 | -87.95 |
| 655 · 12th Floor | 0.00 | 400.00 | -400.00 |
| 656 · Special Projects Contingency | 0.00 | 26.00 | -26.00 |
| Total Social & 12th Floor Expenses | 37.05 | 551.00 | -513.95 |
| SUPPLIES | | | |
| 605 · Building Maintenance | 493.04 | 300.00 | 193.04 |
| 610 · Electrical | 0.00 | 50.00 | -50.00 |
| 615 · Grounds | 344.86 | 150.00 | 194.86 |
| 625 · Janitorial | 188.22 | 75.00 | 113.22 |
| 635 · Plumbing | 0.00 | 200.00 | -200.00 |
| 636 · Contingency | 0.00 | 39.00 | -39.00 |
| Total SUPPLIES | 1,026.12 | 814.00 | 212.12 |
| Total BUILDING EXPENSE | 12,068.67 | 12,480.00 | -411.33 |
| INSURANCE & INTEREST | | | |
| 880 · Insurance | | | |
| 880a · Insurance Contingency | 0.00 | 1,400.00 | -1,400.00 |
| 880 · Insurance - Other | 0.00 | 70,000.00 | -70,000.00 |
| Total 880 · Insurance | 0.00 | 71,400.00 | -71,400.00 |
| Total INSURANCE & INTEREST | 0.00 | 71,400.00 | -71,400.00 |
| PAYROLL and BENEFITS | | | |
| Workers Compensation | 0.00 | 0.00 | 0.00 |
| 750 · Office Mgr Salary | 2,200.00 | 2,200.00 | 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 UETR | 0.00 | 0.00 | 0.00 |
| 764 · Denver OPT | 0.00 | 0.00 | 0.00 |

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| 765 · FICA Medicare | 0.00 | 0.00 | 0.00 |
| 890 · Maintenance Coordinator | 1,620.00 | 1,620.00 | 0.00 |
| 770 · Payroll Processing Exp [ADP] | 45.56 | 185.01 | -139.45 |
| 771 · Contract Labor | 0.00 | 250.00 | -250.00 |
| 891 · Payroll Contingency | 0.00 | 204.00 | -204.00 |
| Total PAYROLL and BENEFITS | <u>3,865.56</u> | <u>4,459.01</u> | <u>-593.45</u> |
| UTILITIES | | | |
| 705 · Cable Television (Comcast) | 3,310.37 | 3,350.00 | -39.63 |
| 710 · Electricity | 1,254.33 | 2,200.00 | -945.67 |
| 715 · Heat / Gas | 3,060.59 | 2,200.00 | 860.59 |
| 720 · Storm Drain | 0.00 | 2,200.00 | -2,200.00 |
| 725 · 12th Floor WiFi & Telephone | 183.65 | 170.00 | 13.65 |
| 735 · Trash Remove & Recycle | 700.00 | 700.00 | 0.00 |
| 740 · Water & Sewer | 1,988.91 | 2,200.00 | -211.09 |
| 741 · Utility Contingency | 0.00 | 260.00 | -260.00 |
| Total UTILITIES | <u>10,497.85</u> | <u>13,280.00</u> | <u>-2,782.15</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 | 0.00 | 0.00 | 0.00 |
| 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 | 0.00 | 7,000.00 | -7,000.00 |
| 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 | 0.00 | 14,500.00 | -14,500.00 |
| 675g · Contingency-Special Projects | 0.00 | 5,650.00 | -5,650.00 |
| APPROVED SPECIAL PROJECTS - Other | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Total APPROVED SPECIAL PROJECTS | <u>0.00</u> | <u>62,150.00</u> | <u>-62,150.00</u> |
| Total Expense | <u>28,327.16</u> | <u>169,586.01</u> | <u>-141,258.85</u> |
| Net Ordinary Income | <u>21,614.20</u> | <u>-123,625.01</u> | <u>145,239.21</u> |
| Other Income/Expense | | | |
| Other Income | | | |
| 998 · Special Assessment Revenue | 0.00 | 0.00 | 0.00 |
| 70000 · Transfers from Operating | 5,102.00 | 5,102.00 | 0.00 |
| Total Other Income | <u>5,102.00</u> | <u>5,102.00</u> | <u>0.00</u> |
| Other Expense | | | |
| 950 · Transfers to Reserves | 5,102.00 | 5,102.00 | 0.00 |
| Total Other Expense | <u>5,102.00</u> | <u>5,102.00</u> | <u>0.00</u> |
| Net Other Income | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Net Income | <u><u>21,614.20</u></u> | <u><u>-123,625.01</u></u> | <u><u>145,239.21</u></u> |