

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

Ordinary Income/Expense	<u>Jan - Mar 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	141,266.84	127,548.00	13,718.84
420 · Clubhouse Rental	0.00	330.00	-330.00
425 · Apartment 101 Rental	4,500.00	4,500.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	30.00	-30.00
435 · Banking Interest Income	120.93	90.00	30.93
440 · Laundry	1,505.00	2,550.00	-1,045.00
441 · POP Machine	193.70	375.00	-181.30
445 · Legal Fees & Late Charges	0.00	30.00	-30.00
450 · Key Fobs & Garage Door Openers	0.00	30.00	-30.00
455 · Fines & Misc. Income	0.00	30.00	-30.00
460 · Move In/Move Out Fees	350.00	600.00	-250.00
465 · Parking Space Rental	-500.00	1,050.00	-1,550.00
475 · Storage Unit Rental	840.00	720.00	120.00
Total INCOME	<u>148,276.47</u>	<u>137,883.00</u>	<u>10,393.47</u>
Total Income	<u>148,276.47</u>	<u>137,883.00</u>	<u>10,393.47</u>
Gross Profit	<u>148,276.47</u>	<u>137,883.00</u>	<u>10,393.47</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	0.00	225.00	-225.00
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	75.00	-75.00
820 · Copying/Printing/Postage	393.78	360.00	33.78
825 · Legal Fees	0.00	3,000.00	-3,000.00
830 · Centennial Services	3,330.00	3,255.00	75.00
835 · Mileage & Gasoline	0.00	30.00	-30.00
840 · Admin, Coupons & Education	124.13	60.00	64.13
841 · Banking Service Charges	49.85	150.00	-100.15
842 · Web Site Support	0.00	240.00	-240.00
845 · Office Supplies	31.40	180.00	-148.60
846 · Pop Machine Expenses	69.97	120.00	-50.03
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	346.77	300.00	46.77
855 · Office Phone & DSL (5266) - Other	1,106.22	1,125.00	-18.78
Total 855 · Office Phone & DSL (5266)	<u>1,452.99</u>	<u>1,425.00</u>	<u>27.99</u>
860 · Administration Contingency	0.00	581.00	-581.00
Total ADMINISTRATION	<u>5,452.12</u>	<u>12,201.00</u>	<u>-6,748.88</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	1,635.00	3,600.00	-1,965.00
505b · Swamp Coolers	0.00	150.00	-150.00
505c · Bird and Pest Control	300.00	300.00	0.00
505d · Pool Maintenance	0.00	1,950.00	-1,950.00
505e · Garage, Parking Lot, Grounds	172.91	3,000.00	-2,827.09
505f · Unit 101	0.00	600.00	-600.00
505g · Manager Office	0.00	120.00	-120.00
505h · Building Maintenance Contingenc	1,105.00	561.00	544.00
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	1,500.00	4,516.00
Total 505 · Building Maintenance	<u>9,228.91</u>	<u>11,781.00</u>	<u>-2,552.09</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	5,892.00	8,700.00	-2,808.00
530b · Professional Carpet Cleaning	0.00	450.00	-450.00
530c · Janitorial Contingency	0.00	183.00	-183.00

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Total 530 · Janitorial	5,892.00	9,333.00	-3,441.00
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	0.00	450.00	-450.00
535b · Tree Maintenance	0.00	450.00	-450.00
535c · Gardening Group	0.00	300.00	-300.00
535d · Irrigation System	0.00	150.00	-150.00
535e · Foliage Contingency	0.00	69.00	-69.00
Total 535 · Foliage (Plants) Maintenance	<u>0.00</u>	<u>1,419.00</u>	<u>-1,419.00</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	720.00	-720.00
540b · Professional Plumbing Repairs	7,566.08	3,000.00	4,566.08
540c · Plumbing Contingency	0.00	558.00	-558.00
Total 540 · Plumbers & Drain Clean	<u>7,566.08</u>	<u>4,278.00</u>	<u>3,288.08</u>
550 · Snow Removal			
550a · Snow Removal	3,442.50	1,200.00	2,242.50
550b · Snow Removal Contingency	0.00	120.00	-120.00
Total 550 · Snow Removal	<u>3,442.50</u>	<u>1,320.00</u>	<u>2,122.50</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	1,200.00	1,980.00	-780.00
565b · Elevator Other	2,797.00	1,050.00	1,747.00
565c · Contingency-Elevator	0.00	153.00	-153.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	<u>3,997.00</u>	<u>3,183.00</u>	<u>814.00</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	480.00	-480.00
575b · Alarm Maintenance	0.00	1,350.00	-1,350.00
575c · Door King Intercom	3,540.61	75.00	3,465.61
575d · Fob DNA Camera System	0.00	30.00	-30.00
575e · Contingency-Security	0.00	96.00	-96.00
Total 575 · Fire, Security, & Intercom	<u>3,540.61</u>	<u>2,031.00</u>	<u>1,509.61</u>
Total CONTRACT LABOR	<u>33,667.10</u>	<u>33,345.00</u>	<u>322.10</u>
Social & 12th Floor Expenses			
653 · Socials Activities	37.05	375.00	-337.95
655 · 12th Floor	245.00	1,200.00	-955.00
656 · Special Projects Contingency	0.00	78.00	-78.00
Total Social & 12th Floor Expenses	<u>282.05</u>	<u>1,653.00</u>	<u>-1,370.95</u>
SUPPLIES			
605 · Building Maintenance	2,800.87	900.00	1,900.87
610 · Electrical	0.00	150.00	-150.00
615 · Grounds	344.86	450.00	-105.14
625 · Janitorial	188.22	225.00	-36.78
635 · Plumbing	0.00	600.00	-600.00
636 · Contingency	0.00	117.00	-117.00
Total SUPPLIES	<u>3,333.95</u>	<u>2,442.00</u>	<u>891.95</u>
Total BUILDING EXPENSE	<u>37,283.10</u>	<u>37,440.00</u>	<u>-156.90</u>
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,400.00	-1,400.00
880 · Insurance - Other	12,996.69	70,000.00	-57,003.31
Total 880 · Insurance	<u>12,996.69</u>	<u>71,400.00</u>	<u>-58,403.31</u>
Total INSURANCE & INTEREST	<u>12,996.69</u>	<u>71,400.00</u>	<u>-58,403.31</u>
PAYROLL and BENEFITS			
Workers Compensation	0.00	0.00	0.00
750 · Office Mgr Salary	6,600.00	6,600.00	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 UTR	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	4,860.00	4,860.00	0.00
770 · Payroll Processingt Exp [ADP]	45.56	339.17	-293.61
771 · Contract Labor	0.00	750.00	-750.00
891 · Payroll Contingency	0.00	612.00	-612.00
Total PAYROLL and BENEFITS	<u>11,505.56</u>	<u>13,161.17</u>	<u>-1,655.61</u>
UTILITIES			
705 · Cable Television (Comcast)	10,363.07	10,050.00	313.07
710 · Electricity	4,098.70	6,600.00	-2,501.30
715 · Heat / Gas	10,445.39	6,600.00	3,845.39
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Telephone	550.95	510.00	40.95
735 · Trash Remove & Recycle	2,100.00	2,100.00	0.00
740 · Water & Sewer	6,117.43	6,600.00	-482.57
741 · Utility Contingency	0.00	692.00	-692.00
Total UTILITIES	<u>33,675.54</u>	<u>35,352.00</u>	<u>-1,676.46</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	1,779.11	0.00	1,779.11
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	0.00	5,650.00	-5,650.00
APPROVED SPECIAL PROJECTS - Other	0.00	0.00	0.00
Total APPROVED SPECIAL PROJECTS	<u>10,564.11</u>	<u>62,150.00</u>	<u>-51,585.89</u>
Total Expense	<u>111,477.12</u>	<u>231,704.17</u>	<u>-120,227.05</u>
Net Ordinary Income	<u>36,799.35</u>	<u>-93,821.17</u>	<u>130,620.52</u>
Other Income/Expense			
Other Income			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	10,204.00	15,306.00	-5,102.00
Total Other Income	<u>10,204.00</u>	<u>15,306.00</u>	<u>-5,102.00</u>
Other Expense			
950 · Transfers to Reserves	10,204.00	15,306.00	-5,102.00
Total Other Expense	<u>10,204.00</u>	<u>15,306.00</u>	<u>-5,102.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>36,799.35</u></u>	<u><u>-93,821.17</u></u>	<u><u>130,620.52</u></u>