

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

	<u>Jan - Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
<b>INCOME</b>			
410 · Regular Assessments	161,633.73	161,796.00	-162.27
420 · Clubhouse Rental	375.00	600.00	-225.00
425 · Apartment 101 Rental	2,000.00	4,000.00	-2,000.00
430 · Unit Repairs (Reimbursed)	1,431.20	40.00	1,391.20
435 · Banking Interest Income	746.81	800.00	-53.19
440 · Laundry	7,521.75	4,000.00	3,521.75
441 · POP Machine	812.15	600.00	212.15
445 · Legal Fees & Late Charges	75.00	40.00	35.00
450 · Key Fobs & Garage Door Openers	250.00	40.00	210.00
455 · Fines & Misc. Income	0.00	40.00	-40.00
460 · Move In/Move Out Fees	1,400.00	800.00	600.00
465 · Parking Space Rental	1,600.00	1,400.00	200.00
475 · Storage Unit Rental	1,310.00	960.00	350.00
<b>Total INCOME</b>	<u>179,155.64</u>	<u>175,116.00</u>	<u>4,039.64</u>
<b>Total Income</b>	<u>179,155.64</u>	<u>175,116.00</u>	<u>4,039.64</u>
<b>Gross Profit</b>	179,155.64	175,116.00	4,039.64
Expense			
63560 · Bank Service Charges	35.00		
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	200.00	300.00	-100.00
805 · Accounting & Tax Prep	25.00	200.00	-175.00
806 · Annual Audit	0.00	0.00	0.00
815 · Bad Debts	0.00	100.00	-100.00
820 · Copying/Printing/Postage	446.09	480.00	-33.91
825 · Legal Fees	1,050.00	4,000.00	-2,950.00
830 · Centennial Services	4,216.00	4,216.00	0.00
835 · Mileage & Gasoline	0.00	40.00	-40.00
840 · Admin, Coupons & Education	0.00	80.00	-80.00
841 · Banking Service Charges	99.10	200.00	-100.90
842 · Web Site Support	75.00	240.00	-165.00
845 · Office Supplies	543.12	240.00	303.12
846 · Pop Machine Expenses	96.68	200.00	-103.32
855 · Office Phone & DSL			
855a · Lanai Cell Phone (Verizon)	455.66	480.00	-24.34
855 · Office Phone & DSL - Other	1,361.47	1,500.00	-138.53
<b>Total 855 · Office Phone &amp; DSL</b>	<u>1,817.13</u>	<u>1,980.00</u>	<u>-162.87</u>
860 · Administration Contingency	0.00	733.00	-733.00
<b>Total ADMINISTRATION</b>	<u>8,568.12</u>	<u>13,009.00</u>	<u>-4,440.88</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	4,800.00	-4,800.00
505b · Swamp Coolers	0.00	500.00	-500.00
505c · Bird and Pest Control	510.00	400.00	110.00
505d · Pool Maintenance	0.00	2,600.00	-2,600.00
505e · Garage, Parking Lot, Grounds	320.38	4,000.00	-3,679.62
505f · Unit 101	2,335.75	800.00	1,535.75
505g · Manager Office	0.00	160.00	-160.00
505h · Building Maintenance Contingenc	867.94	664.00	203.94
505i · Natural Gas Line	219,191.93	10,000.00	209,191.93
505j · Sewer Catastrophe	-105,726.34	0.00	-105,726.34

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505 - Building Maintenance - Other	909.83	0.00	909.83
<b>Total 505 - Building Maintenance</b>	<b>118,409.49</b>	<b>23,924.00</b>	<b>94,485.49</b>
<b>530 - Janitorial</b>			
530a - Contract Services (Janitorial)	11,331.00	11,600.00	-269.00
530b - Professional Carpet Cleaning	0.00	1,200.00	-1,200.00
530c - Janitorial Contingency	0.00	256.00	-256.00
<b>Total 530 - Janitorial</b>	<b>11,331.00</b>	<b>13,056.00</b>	<b>-1,725.00</b>
<b>535 - Foliage (Plants) Maintenance</b>			
535a - Landscaping Tree Maintenance	0.00	800.00	-800.00
535c - Gardening Group	160.94	400.00	-239.06
535d - Irrigation System	0.00	200.00	-200.00
535e - Foliage Contingency	0.00	72.00	-72.00
<b>Total 535 - Foliage (Plants) Maintenance</b>	<b>160.94</b>	<b>1,472.00</b>	<b>-1,311.06</b>
<b>540 - Plumbers &amp; Drain Clean</b>			
540a - Drain Cleaning	0.00	960.00	-960.00
540b - Professional Plumbing Repairs	1,780.20	4,000.00	-2,219.80
540c - Plumbing Contingency	0.00	744.00	-744.00
540 - Plumbers & Drain Clean - Other	0.00	0.00	0.00
<b>Total 540 - Plumbers &amp; Drain Clean</b>	<b>1,780.20</b>	<b>5,704.00</b>	<b>-3,923.80</b>
<b>550 - Snow Removal</b>			
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
<b>Total 550 - Snow Removal</b>	<b>3,110.75</b>	<b>1,980.00</b>	<b>1,130.75</b>
<b>565 - Elevator Maintenance</b>			
565a - Elevator Monthly Contract	1,569.76	2,400.00	-830.24
565b - Elevator Other	2,674.75	200.00	2,474.75
565c - Contingency-Elevator	0.00	132.00	-132.00
565 - Elevator Maintenance - Other	0.00	0.00	0.00
<b>Total 565 - Elevator Maintenance</b>	<b>4,244.51</b>	<b>2,732.00</b>	<b>1,512.51</b>
<b>575 - Fire, Security, &amp; Intercom</b>			
575a - Alarm Monitoring	0.00	640.00	-640.00
575b - Alarm Maintenance	991.83	2,100.00	-1,108.17
575c - Door King Intercom	190.00	40.00	150.00
575d - Fob DNA System	0.00	40.00	-40.00
575e - Contingency-Security	0.00	140.00	-140.00
575 - Fire, Security, & Intercom - Other	0.00	0.00	0.00
<b>Total 575 - Fire, Security, &amp; Intercom</b>	<b>1,181.83</b>	<b>2,960.00</b>	<b>-1,778.17</b>
<b>Total CONTRACT LABOR</b>	<b>140,218.72</b>	<b>51,828.00</b>	<b>88,390.72</b>
<b>Social &amp; 12th Floor Expenses</b>			
653 - Newsletter and Lanai Socials	0.00	240.00	-240.00
655 - 12th Floor	8,104.48	1,600.00	6,504.48
656 - Special Projects Contingency	0.00	0.00	0.00
<b>Total Social &amp; 12th Floor Expenses</b>	<b>8,104.48</b>	<b>1,840.00</b>	<b>6,264.48</b>
<b>SUPPLIES</b>			
605 - Building Maintenance	844.95	1,200.00	-355.05
610 - Electrical	155.00	200.00	-45.00
615 - Grounds	0.00	600.00	-600.00
625 - Janitorial	0.00	300.00	-300.00
635 - Plumbing	0.00	800.00	-800.00
636 - Contingency	69.22	156.00	-86.78
<b>Total SUPPLIES</b>	<b>1,069.17</b>	<b>3,256.00</b>	<b>-2,186.83</b>
<b>Total BUILDING EXPENSE</b>	<b>149,392.37</b>	<b>56,924.00</b>	<b>92,468.37</b>
<b>INSURANCE &amp; INTEREST</b>			

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880 · Insurance			
880a · Insurance Contingency	0.00	1,100.00	-1,100.00
880 · Insurance - Other	53,074.34	55,000.00	-1,925.66
<b>Total 880 · Insurance</b>	<u>53,074.34</u>	<u>56,100.00</u>	<u>-3,025.66</u>
<b>Total INSURANCE &amp; INTEREST</b>	53,074.34	56,100.00	-3,025.66
<b>PAYROLL and BENEFITS</b>			
750 · Res Mgr Salary	15,602.43	11,092.00	4,510.43
751 · Res Mgr Health Benefits	1,988.16	40.00	1,948.16
761 · Federal Unemployment Tax	83.99	28.00	55.99
762 · FICA paid by ER (SS)	1,835.65	400.00	1,435.65
763 · State UTR	154.46	56.00	98.46
764 · Denver OPT	8.00	12.00	-4.00
765 · FICA Medicare	429.31	120.00	309.31
767 · Aurora Income Tax	8.00	0.00	8.00
877 · Colorado Income Taxes	0.00	20.00	-20.00
891 · Payroll Contingency	0.00	340.00	-340.00
<b>Total PAYROLL and BENEFITS</b>	<u>20,110.00</u>	<u>12,108.00</u>	<u>8,002.00</u>
<b>RESIDENT MANAGER OTHER</b>			
770 · Payroll Processingt Exp [ADP]	413.63	200.00	213.63
771 · Contract Labor	0.00	1,000.00	-1,000.00
<b>Total RESIDENT MANAGER OTHER</b>	<u>413.63</u>	<u>1,200.00</u>	<u>-786.37</u>
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	13,398.05	13,400.00	-1.95
710 · Electricity	6,961.53	6,800.00	161.53
715 · Heat / Gas	9,619.31	7,200.00	2,419.31
720 · Storm Drain	1,628.57	2,200.00	-571.43
725 · 12th Floor WiFi & Telephone	668.45	680.00	-11.55
735 · Trash Remove & Recycle	2,025.00	2,800.00	-775.00
740 · Water & Sewer	8,229.59	8,800.00	-570.41
741 · Utility Contingency	0.00	836.00	-836.00
<b>Total UTILITIES</b>	<u>42,530.50</u>	<u>42,716.00</u>	<u>-185.50</u>
<b>Special Projects</b>			
660 · Asbestos Mitigation-pipes	13,034.00		
662 · Boiler Replacement	237,089.00		
663 · Pipes and Ducts	30,000.00		
664 · Project oversight	14,004.89		
665 · Fire Caulking	24,600.00		
667 · Drywall	171,325.00		
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
<b>Total Special Projects</b>	<u>490,052.89</u>	<u>12,990.00</u>	<u>477,062.89</u>
<b>Total Expense</b>	<u>764,176.85</u>	<u>195,047.00</u>	<u>569,129.85</u>
<b>Net Ordinary Income</b>	-585,021.21	-19,931.00	-565,090.21
<b>Other Income/Expense</b>			
<b>Other Income</b>			
70000 · Transfers from Operating	0.00	17,336.00	-17,336.00
<b>Total Other Income</b>	<u>0.00</u>	<u>17,336.00</u>	<u>-17,336.00</u>
<b>Other Expense</b>			
950 · Transfers to Reserves	0.00	17,336.00	-17,336.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>17,336.00</u>	<u>-17,336.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>-585,021.21</u></u>	<u><u>-19,931.00</u></u>	<u><u>-565,090.21</u></u>