

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

Ordinary Income/Expense	<u>Jan - Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	93,660.27	85,032.00	8,628.27
420 · Clubhouse Rental	0.00	220.00	-220.00
425 · Apartment 101 Rental	3,000.00	3,000.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	20.00	-20.00
435 · Banking Interest Income	91.03	60.00	31.03
440 · Laundry	630.00	1,700.00	-1,070.00
441 · POP Machine	193.70	250.00	-56.30
445 · Legal Fees & Late Charges	0.00	20.00	-20.00
450 · Key Fobs & Garage Door Openers	0.00	20.00	-20.00
455 · Fines & Misc. Income	0.00	20.00	-20.00
460 · Move In/Move Out Fees	175.00	400.00	-225.00
465 · Parking Space Rental	-700.00	700.00	-1,400.00
475 · Storage Unit Rental	700.00	480.00	220.00
Total INCOME	<u>97,750.00</u>	<u>91,922.00</u>	<u>5,828.00</u>
Total Income	<u>97,750.00</u>	<u>91,922.00</u>	<u>5,828.00</u>
Gross Profit	<u>97,750.00</u>	<u>91,922.00</u>	<u>5,828.00</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	0.00	150.00	-150.00
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	50.00	-50.00
820 · Copying/Printing/Postage	212.96	240.00	-27.04
825 · Legal Fees	0.00	2,000.00	-2,000.00
830 · Centennial Services	2,170.00	2,170.00	0.00
835 · Mileage & Gasoline	0.00	20.00	-20.00
840 · Admin, Coupons & Education	124.13	40.00	84.13
841 · Banking Service Charges	34.90	100.00	-65.10
842 · Web Site Support	0.00	160.00	-160.00
845 · Office Supplies	31.40	120.00	-88.60
846 · Pop Machine Expenses	63.74	80.00	-16.26
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	346.77	200.00	146.77
855 · Office Phone & DSL (5266) - Other	737.48	750.00	-12.52
Total 855 · Office Phone & DSL (5266)	<u>1,084.25</u>	<u>950.00</u>	<u>134.25</u>
860 · Administration Contingency	0.00	429.00	-429.00
Total ADMINISTRATION	<u>3,721.38</u>	<u>9,009.00</u>	<u>-5,287.62</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	2,400.00	-2,400.00
505b · Swamp Coolers	0.00	100.00	-100.00
505c · Bird and Pest Control	200.00	200.00	0.00
505d · Pool Maintenance	0.00	1,300.00	-1,300.00
505e · Garage, Parking Lot, Grounds	172.91	2,000.00	-1,827.09
505f · Unit 101	0.00	400.00	-400.00
505g · Manager Office	0.00	80.00	-80.00
505h · Building Maintenance Contingenc	6,784.11	374.00	6,410.11
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	1,000.00	5,016.00
Total 505 · Building Maintenance	<u>13,173.02</u>	<u>7,854.00</u>	<u>5,319.02</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	2,946.00	5,800.00	-2,854.00
530b · Professional Carpet Cleaning	0.00	300.00	-300.00
530c · Janitorial Contingency	0.00	122.00	-122.00

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Total 530 - Janitorial	2,946.00	6,222.00	-3,276.00
535 - Foliage (Plants) Maintenance			
535a - Landscaping (grass)	0.00	300.00	-300.00
535b - Tree Maintenance	0.00	300.00	-300.00
535c - Gardening Group	0.00	200.00	-200.00
535d - Irrigation System	0.00	100.00	-100.00
535e - Foliage Contingency	0.00	46.00	-46.00
Total 535 - Foliage (Plants) Maintenance	0.00	946.00	-946.00
540 - Plumbers & Drain Clean			
540a - Drain Cleaning	0.00	480.00	-480.00
540b - Professional Plumbing Repairs	7,566.08	2,000.00	5,566.08
540c - Plumbing Contingency	0.00	372.00	-372.00
Total 540 - Plumbers & Drain Clean	7,566.08	2,852.00	4,714.08
550 - Snow Removal			
550a - Snow Removal	3,060.50	800.00	2,260.50
550b - Snow Removal Contingency	0.00	80.00	-80.00
Total 550 - Snow Removal	3,060.50	880.00	2,180.50
565 - Elevator Maintenance			
565a - Elevator Monthly Contract	600.00	1,320.00	-720.00
565b - Elevator Other	2,797.00	700.00	2,097.00
565c - Contingency-Elevator	0.00	102.00	-102.00
565 - Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 - Elevator Maintenance	3,397.00	2,122.00	1,275.00
575 - Fire, Security, & Intercom			
575a - Alarm Monitoring	0.00	320.00	-320.00
575b - Alarm Maintenance	0.00	900.00	-900.00
575c - Door King Intercom	394.00	50.00	344.00
575d - Fob DNA Camera System	0.00	20.00	-20.00
575e - Contingency-Security	0.00	64.00	-64.00
Total 575 - Fire, Security, & Intercom	394.00	1,354.00	-960.00
Total CONTRACT LABOR	30,536.60	22,230.00	8,306.60
Social & 12th Floor Expenses			
653 - Socials Activities	37.05	250.00	-212.95
655 - 12th Floor	245.00	800.00	-555.00
656 - Special Projects Contingency	0.00	52.00	-52.00
Total Social & 12th Floor Expenses	282.05	1,102.00	-819.95
SUPPLIES			
605 - Building Maintenance	901.79	600.00	301.79
610 - Electrical	0.00	100.00	-100.00
615 - Grounds	344.86	300.00	44.86
625 - Janitorial	188.22	150.00	38.22
635 - Plumbing	0.00	400.00	-400.00
636 - Contingency	0.00	78.00	-78.00
Total SUPPLIES	1,434.87	1,628.00	-193.13
Total BUILDING EXPENSE	32,253.52	24,960.00	7,293.52
INSURANCE & INTEREST			
880 - Insurance			
880a - Insurance Contingency	0.00	1,400.00	-1,400.00
880 - Insurance - Other	6,670.18	70,000.00	-63,329.82
Total 880 - Insurance	6,670.18	71,400.00	-64,729.82
Total INSURANCE & INTEREST	6,670.18	71,400.00	-64,729.82
PAYROLL and BENEFITS			
Workers Compensation	0.00	0.00	0.00
750 - Office Mgr Salary	4,400.00	4,400.00	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

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765 · FICA Medicare	0.00	0.00	0.00
890 · Maintenance Coordinator	3,240.00	3,240.00	0.00
770 · Payroll Processing Exp [ADP]	45.56	260.03	-214.47
771 · Contract Labor	0.00	500.00	-500.00
891 · Payroll Contingency	0.00	408.00	-408.00
Total PAYROLL and BENEFITS	<u>7,685.56</u>	<u>8,808.03</u>	<u>-1,122.47</u>
UTILITIES			
705 · Cable Television (Comcast)	6,836.72	6,700.00	136.72
710 · Electricity	2,610.01	4,400.00	-1,789.99
715 · Heat / Gas	6,997.43	4,400.00	2,597.43
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Telephone	367.30	340.00	27.30
735 · Trash Remove & Recycle	1,400.00	1,400.00	0.00
740 · Water & Sewer	4,071.86	4,400.00	-328.14
741 · Utility Contingency	0.00	476.00	-476.00
Total UTILITIES	<u>22,283.32</u>	<u>24,316.00</u>	<u>-2,032.68</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	2,400.00	7,000.00	-4,600.00
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	0.00	0.00	0.00
Total APPROVED SPECIAL PROJECTS	<u>2,400.00</u>	<u>62,150.00</u>	<u>-59,750.00</u>
Total Expense	<u>75,013.96</u>	<u>200,643.03</u>	<u>-125,629.07</u>
Net Ordinary Income	<u>22,736.04</u>	<u>-108,721.03</u>	<u>131,457.07</u>
Other Income/Expense			
Other Income			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	10,204.00	10,204.00	0.00
Total Other Income	<u>10,204.00</u>	<u>10,204.00</u>	<u>0.00</u>
Other Expense			
950 · Transfers to Reserves	10,204.00	10,204.00	0.00
Total Other Expense	<u>10,204.00</u>	<u>10,204.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>22,736.04</u>	<u>-108,721.03</u>	<u>131,457.07</u>