

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

Ordinary Income/Expense	<u>Jan - Nov 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	522,777.78	523,798.00	-1,020.22
420 · Clubhouse Rental	0.00	1,210.00	-1,210.00
425 · Apartment 101 Rental	16,500.00	16,500.00	0.00
430 · Unit Repairs (Reimbursed)	-1,300.00	110.00	-1,410.00
435 · Banking Interest Income	400.32	330.00	70.32
440 · Laundry	3,552.75	9,350.00	-5,797.25
441 · POP Machine	416.40	1,375.00	-958.60
445 · Legal Fees & Late Charges	25.00	110.00	-85.00
450 · Key Fobs & Garage Door Openers	0.00	110.00	-110.00
455 · Fines & Misc. Income	500.00	110.00	390.00
460 · Move In/Move Out Fees	1,400.00	2,200.00	-800.00
465 · Parking Space Rental	2,233.34	3,850.00	-1,616.66
475 · Storage Unit Rental	1,860.00	2,640.00	-780.00
Total INCOME	<u>548,365.59</u>	<u>561,693.00</u>	<u>-13,327.41</u>
Total Income	<u>548,365.59</u>	<u>561,693.00</u>	<u>-13,327.41</u>
Gross Profit	<u>548,365.59</u>	<u>561,693.00</u>	<u>-13,327.41</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	363.00	825.00	-462.00
805 · Accounting & Tax Prep	40.00	200.00	-160.00
806 · Annual Audit	2,100.00	2,300.00	-200.00
815 · Bad Debts	0.00	275.00	-275.00
820 · Copying/Printing/Postage	700.73	1,320.00	-619.27
825 · Legal Fees	6,905.12	11,000.00	-4,094.88
830 · Centennial Services	12,010.00	11,935.00	75.00
835 · Mileage & Gasoline	0.00	110.00	-110.00
840 · Admin, Coupons & Education	89.13	220.00	-130.87
841 · Banking Service Charges	234.91	550.00	-315.09
842 · Web Site Support	447.15	880.00	-432.85
845 · Office Supplies	31.40	660.00	-628.60
846 · Pop Machine Expenses	755.74	440.00	315.74
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	472.38	1,100.00	-627.62
855 · Office Phone & DSL (5266) - Other	4,100.55	4,125.00	-24.45
Total 855 · Office Phone & DSL (5266)	<u>4,572.93</u>	<u>5,225.00</u>	<u>-652.07</u>
860 · Administration Contingency	38.97	1,797.00	-1,758.03
Total ADMINISTRATION	<u>28,289.08</u>	<u>37,737.00</u>	<u>-9,447.92</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	34,435.00	13,200.00	21,235.00
505b · Swamp Coolers	0.00	550.00	-550.00
505c · Bird and Pest Control	2,100.00	1,100.00	1,000.00
505d · Pool Maintenance	0.00	7,150.00	-7,150.00
505e · Garage, Parking Lot, Grounds	1,162.91	11,000.00	-9,837.09
505f · Unit 101	0.00	2,200.00	-2,200.00
505g · Manager Office	0.00	440.00	-440.00
505h · Building Maintenance Contingenc	585.00	2,057.00	-1,472.00
505i · Natural Gas Line (kitchens)	0.00	0.00	0.00
505j · Sewer Catastrophe	0.00	0.00	0.00
505k · Roof	12,528.60	5,500.00	7,028.60
505L · Laundry	872.80		
Total 505 · Building Maintenance	<u>51,684.31</u>	<u>43,197.00</u>	<u>8,487.31</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	28,780.00	31,900.00	-3,120.00
530b · Professional Carpet Cleaning	751.50	1,650.00	-898.50

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530c · Janitorial Contingency	0.00	671.00	-671.00
Total 530 · Janitorial	29,531.50	34,221.00	-4,689.50
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	4,545.99	1,650.00	2,895.99
535b · Tree Maintenance	4,500.00	1,650.00	2,850.00
535c · Gardening Group	359.38	1,100.00	-740.62
535d · Irrigation System	320.21	550.00	-229.79
535e · Foliage Contingency	0.00	253.00	-253.00
Total 535 · Foliage (Plants) Maintenance	9,725.58	5,203.00	4,522.58
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	934.50	2,640.00	-1,705.50
540b · Professional Plumbing Repairs	9,643.89	11,000.00	-1,356.11
540d · Plumbing Contingency	4,030.45	2,046.00	1,984.45
Total 540 · Plumbers & Drain Clean	14,608.84	15,686.00	-1,077.16
550 · Snow Removal			
550a · Snow Removal	3,976.50	4,400.00	-423.50
550b · Snow Removal Contingency	0.00	440.00	-440.00
Total 550 · Snow Removal	3,976.50	4,840.00	-863.50
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	7,957.44	7,260.00	697.44
565b · Elevator Other	3,397.00	3,850.00	-453.00
565c · Contingency-Elevator	0.00	561.00	-561.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	11,354.44	11,671.00	-316.56
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	229.90	1,760.00	-1,530.10
575b · Alarm Maintenance	3,428.60	4,950.00	-1,521.40
575c · Door King Intercom	7,150.47	275.00	6,875.47
575d · Fob DNA Camera System	0.00	110.00	-110.00
575e · Contingency-Security	0.00	352.00	-352.00
Total 575 · Fire, Security, & Intercom	10,808.97	7,447.00	3,361.97
Total CONTRACT LABOR	131,690.14	122,265.00	9,425.14
Social & 12th Floor Expenses			
653 · Socials Activities	0.00	1,375.00	-1,375.00
655 · 12th Floor	6,103.48	4,400.00	1,703.48
656 · Social Contingency	0.00	286.00	-286.00
Total Social & 12th Floor Expenses	6,103.48	6,061.00	42.48
SUPPLIES			
580 · Individual Unit Repairs	6,855.00		
605 · Building Maintenance	4,415.49	3,300.00	1,115.49
610 · Electrical	0.00	550.00	-550.00
615 · Grounds	344.86	1,650.00	-1,305.14
625 · Janitorial	240.21	825.00	-584.79
635 · Plumbing	0.00	2,200.00	-2,200.00
636 · Contingency	0.00	429.00	-429.00
Total SUPPLIES	11,855.56	8,954.00	2,901.56
Total BUILDING EXPENSE	149,649.18	137,280.00	12,369.18
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,400.00	-1,400.00
880 · Insurance - Other	69,920.51	70,000.00	-79.49
Total 880 · Insurance	69,920.51	71,400.00	-1,479.49
Total INSURANCE & INTEREST	69,920.51	71,400.00	-1,479.49
PAYROLL and BENEFITS			
Workers Compensation	0.00	0.00	0.00
750 · Office Mgr Salary	24,200.00	24,200.00	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

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763 · State UETR	0.00	0.00	0.00
764 · Denver OPT	0.00	0.00	0.00
765 · FICA Medicare	0.00	0.00	0.00
890 · Maintenance Coordinator	18,882.82	17,820.00	1,062.82
770 · Payroll Processing Exp [ADP]	45.56	956.72	-911.16
771 · Contract Labor	0.00	2,750.00	-2,750.00
891 · Payroll Contingency	0.00	2,244.00	-2,244.00
Total PAYROLL and BENEFITS	<u>43,128.38</u>	<u>47,970.72</u>	<u>-4,842.34</u>
UTILITIES			
705 · Cable Television (Comcast)	38,574.77	36,850.00	1,724.77
710 · Electricity	26,651.20	24,200.00	2,451.20
715 · Heat / Gas	21,977.30	24,200.00	-2,222.70
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Phone (6061)	1,850.43	1,870.00	-19.57
735 · Trash Remove & Recycle	7,700.00	7,700.00	0.00
740 · Water & Sewer	28,785.45	24,200.00	4,585.45
741 · Utility Contingency	0.00	2,420.00	-2,420.00
Total UTILITIES	<u>125,539.15</u>	<u>123,640.00</u>	<u>1,899.15</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	126,065.89	0.00	126,065.89
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	19,974.47	6,000.00	13,974.47
675b · Natural Gas Lines (Kitchens)	2,720.00	10,000.00	-7,280.00
675c · Outdoor Furniture / Grill	8,404.20	7,000.00	1,404.20
675d · Managers Office (Paint & PC)	646.57	3,000.00	-2,353.43
675e · Elevator Doors	17,327.00	16,000.00	1,327.00
675f · Pool Fencing	5,650.00	14,500.00	-8,850.00
675m · 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>180,788.13</u>	<u>62,150.00</u>	<u>118,638.13</u>
Total Expense	<u>597,314.43</u>	<u>480,177.72</u>	<u>117,136.71</u>
Net Ordinary Income	<u>-48,948.84</u>	<u>81,515.28</u>	<u>-130,464.12</u>
Other Income/Expense			
Other Income			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	56,122.00	56,122.00	0.00
Total Other Income	<u>56,122.00</u>	<u>56,122.00</u>	<u>0.00</u>
Other Expense			
950 · Budgeted Transfers to Reserves	56,122.00	56,122.00	0.00
Total Other Expense	<u>56,122.00</u>	<u>56,122.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>-48,948.84</u></u>	<u><u>81,515.28</u></u>	<u><u>-130,464.12</u></u>