

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

Ordinary Income/Expense	<u>Jan - Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	332,050.68	333,326.00	-1,275.32
420 · Clubhouse Rental	0.00	770.00	-770.00
425 · Apartment 101 Rental	10,500.00	10,500.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	70.00	-70.00
435 · Banking Interest Income	253.00	210.00	43.00
440 · Laundry	4,152.75	5,950.00	-1,797.25
441 · POP Machine	416.40	875.00	-458.60
445 · Legal Fees & Late Charges	0.00	70.00	-70.00
450 · Key Fobs & Garage Door Openers	0.00	70.00	-70.00
455 · Fines & Misc. Income	0.00	70.00	-70.00
460 · Move In/Move Out Fees	350.00	1,400.00	-1,050.00
465 · Parking Space Rental	650.00	2,450.00	-1,800.00
475 · Storage Unit Rental	1,380.00	1,680.00	-300.00
Total INCOME	<u>349,752.83</u>	<u>357,441.00</u>	<u>-7,688.17</u>
Total Income	<u>349,752.83</u>	<u>357,441.00</u>	<u>-7,688.17</u>
Gross Profit	<u>349,752.83</u>	<u>357,441.00</u>	<u>-7,688.17</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	315.00	525.00	-210.00
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	175.00	-175.00
820 · Copying/Printing/Postage	504.53	840.00	-335.47
825 · Legal Fees	5,017.00	7,000.00	-1,983.00
830 · Centennial Services	7,670.00	7,595.00	75.00
835 · Mileage & Gasoline	0.00	70.00	-70.00
840 · Admin, Coupons & Education	89.13	140.00	-50.87
841 · Banking Service Charges	120.11	350.00	-229.89
842 · Web Site Support	447.15	560.00	-112.85
845 · Office Supplies	31.40	420.00	-388.60
846 · Pop Machine Expenses	604.97	280.00	324.97
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	472.38	700.00	-227.62
855 · Office Phone & DSL (5266) - Other	2,604.62	2,625.00	-20.38
Total 855 · Office Phone & DSL (5266)	<u>3,077.00</u>	<u>3,325.00</u>	<u>-248.00</u>
860 · Administration Contingency	38.97	1,189.00	-1,150.03
Total ADMINISTRATION	<u>20,055.26</u>	<u>24,969.00</u>	<u>-4,913.74</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	1,635.00	8,400.00	-6,765.00
505b · Swamp Coolers	0.00	350.00	-350.00
505c · Bird and Pest Control	700.00	700.00	0.00
505d · Pool Maintenance	0.00	4,550.00	-4,550.00
505e · Garage, Parking Lot, Grounds	172.91	7,000.00	-6,827.09
505f · Unit 101	0.00	1,400.00	-1,400.00
505g · Manager Office	0.00	280.00	-280.00
505h · Building Maintenance Contingenc	1,105.00	1,309.00	-204.00
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	3,500.00	2,516.00
Total 505 · Building Maintenance	<u>9,628.91</u>	<u>27,489.00</u>	<u>-17,860.09</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	16,996.00	20,300.00	-3,304.00
530b · Professional Carpet Cleaning	0.00	1,050.00	-1,050.00
530c · Janitorial Contingency	0.00	427.00	-427.00

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Total 530 · Janitorial	16,996.00	21,777.00	-4,781.00
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	1,045.50	1,050.00	-4.50
535b · Tree Maintenance	0.00	1,050.00	-1,050.00
535c · Gardening Group	359.38	700.00	-340.62
535d · Irrigation System	230.21	350.00	-119.79
535e · Foliage Contingency	0.00	161.00	-161.00
Total 535 · Foliage (Plants) Maintenance	<u>1,635.09</u>	<u>3,311.00</u>	<u>-1,675.91</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	400.00	1,680.00	-1,280.00
540b · Professional Plumbing Repairs	5,078.39	7,000.00	-1,921.61
540c · Plumbing Contingency	0.00	1,302.00	-1,302.00
Total 540 · Plumbers & Drain Clean	<u>5,478.39</u>	<u>9,982.00</u>	<u>-4,503.61</u>
550 · Snow Removal			
550a · Snow Removal	3,091.00	2,800.00	291.00
550b · Snow Removal Contingency	0.00	280.00	-280.00
Total 550 · Snow Removal	<u>3,091.00</u>	<u>3,080.00</u>	<u>11.00</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	5,478.72	4,620.00	858.72
565b · Elevator Other	2,797.00	2,450.00	347.00
565c · Contingency-Elevator	0.00	357.00	-357.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	<u>8,275.72</u>	<u>7,427.00</u>	<u>848.72</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	1,120.00	-1,120.00
575b · Alarm Maintenance	447.50	3,150.00	-2,702.50
575c · Door King Intercom	3,540.61	175.00	3,365.61
575d · Fob DNA Camera System	0.00	70.00	-70.00
575e · Contingency-Security	0.00	224.00	-224.00
Total 575 · Fire, Security, & Intercom	<u>3,988.11</u>	<u>4,739.00</u>	<u>-750.89</u>
Total CONTRACT LABOR	<u>49,093.22</u>	<u>77,805.00</u>	<u>-28,711.78</u>
Social & 12th Floor Expenses			
650 · Painting	1,200.00		
653 · Socials Activities	0.00	875.00	-875.00
655 · 12th Floor	245.00	2,800.00	-2,555.00
656 · Special Projects Contingency	0.00	182.00	-182.00
Total Social & 12th Floor Expenses	<u>1,445.00</u>	<u>3,857.00</u>	<u>-2,412.00</u>
SUPPLIES			
580 · Individual Unit Repairs	4,655.00		
605 · Building Maintenance	5,009.79	2,100.00	2,909.79
610 · Electrical	0.00	350.00	-350.00
615 · Grounds	344.86	1,050.00	-705.14
625 · Janitorial	188.22	525.00	-336.78
635 · Plumbing	0.00	1,400.00	-1,400.00
636 · Contingency	0.00	273.00	-273.00
Total SUPPLIES	<u>10,197.87</u>	<u>5,698.00</u>	<u>4,499.87</u>
Total BUILDING EXPENSE	<u>60,736.09</u>	<u>87,360.00</u>	<u>-26,623.91</u>
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,400.00	-1,400.00
880 · Insurance - Other	51,067.51	51,292.00	-224.49
Total 880 · Insurance	<u>51,067.51</u>	<u>52,692.00</u>	<u>-1,624.49</u>
Total INSURANCE & INTEREST	<u>51,067.51</u>	<u>52,692.00</u>	<u>-1,624.49</u>
PAYROLL and BENEFITS			
Workers Compensation	0.00	0.00	0.00
750 · Office Mgr Salary	15,400.00	15,400.00	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

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763 · State UTR	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	11,340.00	11,340.00	0.00
770 · Payroll Processingt Exp [ADP]	45.56	658.73	-613.17
771 · Contract Labor	0.00	1,750.00	-1,750.00
891 · Payroll Contingency	0.00	1,428.00	-1,428.00
Total PAYROLL and BENEFITS	<u>26,785.56</u>	<u>30,576.73</u>	<u>-3,791.17</u>
UTILITIES			
705 · Cable Television (Comcast)	24,468.47	23,450.00	1,018.47
710 · Electricity	12,526.15	15,400.00	-2,873.85
715 · Heat / Gas	16,603.11	15,400.00	1,203.11
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Phone (6061)	1,295.09	1,190.00	105.09
735 · Trash Remove & Recycle	4,900.00	4,900.00	0.00
740 · Water & Sewer	16,860.66	15,400.00	1,460.66
741 · Utility Contingency	0.00	1,556.00	-1,556.00
Total UTILITIES	<u>76,653.48</u>	<u>79,496.00</u>	<u>-2,842.52</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	29,992.11	0.00	29,992.11
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	10,939.95	6,000.00	4,939.95
675b · Natural Gas Lines (Kitchens)	1,800.00	10,000.00	-8,200.00
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
675g · Contingency-Special Projects	550.00	5,650.00	-5,100.00
APPROVED SPECIAL PROJECTS - Other	0.00	0.00	0.00
Total APPROVED SPECIAL PROJECTS	<u>75,309.83</u>	<u>62,150.00</u>	<u>13,159.83</u>
Total Expense	<u>310,607.73</u>	<u>337,243.73</u>	<u>-26,636.00</u>
Net Ordinary Income	<u>39,145.10</u>	<u>20,197.27</u>	<u>18,947.83</u>
Other Income/Expense			
Other Income			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	35,714.00	35,714.00	0.00
Total Other Income	<u>35,714.00</u>	<u>35,714.00</u>	<u>0.00</u>
Other Expense			
950 · Transfers to Reserves	35,714.00	35,714.00	0.00
Total Other Expense	<u>35,714.00</u>	<u>35,714.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>39,145.10</u></u>	<u><u>20,197.27</u></u>	<u><u>18,947.83</u></u>