

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

	<u>Jan - Oct 20</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
Ordinary Income/Expense			
Income			
INCOME			
410 · Regular Assessments	474,103.21	476,180.00	-2,076.79
420 · Clubhouse Rental	0.00	1,100.00	-1,100.00
425 · Apartment 101 Rental	15,000.00	15,000.00	0.00
430 · Unit Repairs (Reimbursed)	-1,300.00	100.00	-1,400.00
435 · Banking Interest Income	363.51	300.00	63.51
440 · Laundry	3,552.75	8,500.00	-4,947.25
441 · POP Machine	416.40	1,250.00	-833.60
445 · Legal Fees & Late Charges	0.00	100.00	-100.00
450 · Key Fobs & Garage Door Openers	0.00	100.00	-100.00
455 · Fines & Misc. Income	500.00	100.00	400.00
460 · Move In/Move Out Fees	1,225.00	2,000.00	-775.00
465 · Parking Space Rental	1,933.34	3,500.00	-1,566.66
475 · Storage Unit Rental	1,740.00	2,400.00	-660.00
Total INCOME	<u>497,534.21</u>	<u>510,630.00</u>	<u>-13,095.79</u>
Total Income	<u>497,534.21</u>	<u>510,630.00</u>	<u>-13,095.79</u>
Gross Profit	<u>497,534.21</u>	<u>510,630.00</u>	<u>-13,095.79</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	315.00	750.00	-435.00
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	250.00	-250.00
820 · Copying/Printing/Postage	662.23	1,200.00	-537.77
825 · Legal Fees	5,049.00	10,000.00	-4,951.00
830 · Centennial Services	10,925.00	10,850.00	75.00
835 · Mileage & Gasoline	0.00	100.00	-100.00
840 · Admin, Coupons & Education	89.13	200.00	-110.87
841 · Banking Service Charges	219.96	500.00	-280.04
842 · Web Site Support	447.15	800.00	-352.85
845 · Office Supplies	31.40	600.00	-568.60
846 · Pop Machine Expenses	755.74	400.00	355.74
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	472.38	1,000.00	-527.62
855 · Office Phone & DSL (5266) - Other	3,727.28	3,750.00	-22.72
Total 855 · Office Phone & DSL (5266)	<u>4,199.66</u>	<u>4,750.00</u>	<u>-550.34</u>
860 · Administration Contingency	38.97	1,645.00	-1,606.03
Total ADMINISTRATION	<u>24,873.24</u>	<u>34,545.00</u>	<u>-9,671.76</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	34,435.00	12,000.00	22,435.00
505b · Swamp Coolers	0.00	500.00	-500.00
505c · Bird and Pest Control	1,850.00	1,000.00	850.00
505d · Pool Maintenance	0.00	6,500.00	-6,500.00
505e · Garage, Parking Lot, Grounds	1,162.91	10,000.00	-8,837.09
505f · Unit 101	0.00	2,000.00	-2,000.00
505g · Manager Office	0.00	400.00	-400.00
505h · Building Maintenance Contingenc	585.00	1,870.00	-1,285.00
505i · Natural Gas Line (kitchens)	0.00	0.00	0.00
505j · Sewer Catastrophe	0.00	0.00	0.00
505k · Roof	8,416.00	5,000.00	3,416.00
505L · Laundry	872.80		
Total 505 · Building Maintenance	<u>47,321.71</u>	<u>39,270.00</u>	<u>8,051.71</u>

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530 · Janitorial			
530a · Contract Services (Janitorial)	25,834.00	29,000.00	-3,166.00
530b · Professional Carpet Cleaning	751.50	1,500.00	-748.50
530c · Janitorial Contingency	0.00	610.00	-610.00
Total 530 · Janitorial	26,585.50	31,110.00	-4,524.50
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	4,420.05	1,500.00	2,920.05
535b · Tree Maintenance	0.00	1,500.00	-1,500.00
535c · Gardening Group	359.38	1,000.00	-640.62
535d · Irrigation System	230.21	500.00	-269.79
535e · Foliage Contingency	0.00	230.00	-230.00
Total 535 · Foliage (Plants) Maintenance	5,009.64	4,730.00	279.64
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	934.50	2,400.00	-1,465.50
540b · Professional Plumbing Repairs	9,643.89	10,000.00	-356.11
540c · Plumbing Contingency	4,030.45	1,860.00	2,170.45
Total 540 · Plumbers & Drain Clean	14,608.84	14,260.00	348.84
550 · Snow Removal			
550a · Snow Removal	3,091.00	4,000.00	-909.00
550b · Snow Removal Contingency	0.00	400.00	-400.00
Total 550 · Snow Removal	3,091.00	4,400.00	-1,309.00
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	7,337.76	6,600.00	737.76
565b · Elevator Other	3,397.00	3,500.00	-103.00
565c · Contingency-Elevator	0.00	510.00	-510.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	10,734.76	10,610.00	124.76
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	229.90	1,600.00	-1,370.10
575b · Alarm Maintenance	3,428.60	4,500.00	-1,071.40
575c · Door King Intercom	6,850.47	250.00	6,600.47
575d · Fob DNA Camera System	0.00	100.00	-100.00
575e · Contingency-Security	0.00	320.00	-320.00
Total 575 · Fire, Security, & Intercom	10,508.97	6,770.00	3,738.97
Total CONTRACT LABOR	117,860.42	111,150.00	6,710.42
Social & 12th Floor Expenses			
653 · Socials Activities	0.00	1,250.00	-1,250.00
655 · 12th Floor	6,103.48	4,000.00	2,103.48
656 · Special Projects Contingency	0.00	260.00	-260.00
Total Social & 12th Floor Expenses	6,103.48	5,510.00	593.48
SUPPLIES			
580 · Individual Unit Repairs	6,855.00		
605 · Building Maintenance	4,297.26	3,000.00	1,297.26
610 · Electrical	0.00	500.00	-500.00
615 · Grounds	344.86	1,500.00	-1,155.14
625 · Janitorial	240.21	750.00	-509.79
635 · Plumbing	0.00	2,000.00	-2,000.00
636 · Contingency	0.00	390.00	-390.00
Total SUPPLIES	11,737.33	8,140.00	3,597.33
Total BUILDING EXPENSE	135,701.23	124,800.00	10,901.23

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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	22,000.00	22,000.00	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 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	17,010.00	16,200.00	810.00
770 · Payroll Processingt Exp [ADP]	45.56	914.15	-868.59
771 · Contract Labor	0.00	2,500.00	-2,500.00
891 · Payroll Contingency	0.00	2,040.00	-2,040.00
Total PAYROLL and BENEFITS	39,055.56	43,654.15	-4,598.59
UTILITIES			
705 · Cable Television (Comcast)	35,048.42	33,500.00	1,548.42
710 · Electricity	24,665.04	22,000.00	2,665.04
715 · Heat / Gas	20,481.94	22,000.00	-1,518.06
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Phone (6061)	1,666.87	1,700.00	-33.13
735 · Trash Remove & Recycle	7,000.00	7,000.00	0.00
740 · Water & Sewer	26,345.61	22,000.00	4,345.61
741 · Utility Contingency	0.00	2,204.00	-2,204.00
Total UTILITIES	115,207.88	112,604.00	2,603.88
APPROVED SPECIAL PROJECTS			
660 · Asbestos Mitigation-pipes	0.00	0.00	0.00
661 · Pool	0.00	0.00	0.00
662 · Boiler Replacement	41,565.89	0.00	41,565.89
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
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	96,288.13	62,150.00	34,138.13
Total Expense	481,046.55	449,153.15	31,893.40
Net Ordinary Income	16,487.66	61,476.85	-44,989.19
Other Income/Expense			
Other Income			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	51,020.00	51,020.00	0.00
Total Other Income	51,020.00	51,020.00	0.00

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Other Expense			
950 · Transfers to Reserves	51,020.00	51,020.00	0.00
Total Other Expense	<u>51,020.00</u>	<u>51,020.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>16,487.66</u></u>	<u><u>61,476.85</u></u>	<u><u>-44,989.19</u></u>