

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

Ordinary Income/Expense	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>INCOME</b>			
410 · Regular Assessments	121,196.93	121,347.00	-150.07
420 · Clubhouse Rental	200.00	450.00	-250.00
425 · Apartment 101 Rental	500.00	3,000.00	-2,500.00
430 · Unit Repairs (Reimbursed)	1,431.20	30.00	1,401.20
435 · Banking Interest Income	746.81	600.00	146.81
440 · Laundry	3,882.25	3,000.00	882.25
441 · POP Machine	558.15	450.00	108.15
445 · Legal Fees & Late Charges	50.00	30.00	20.00
450 · Key Fobs & Garage Door Openers	100.00	30.00	70.00
455 · Fines & Misc. Income	0.00	30.00	-30.00
460 · Move In/Move Out Fees	1,050.00	600.00	450.00
465 · Parking Space Rental	800.00	1,050.00	-250.00
475 · Storage Unit Rental	1,170.00	720.00	450.00
<b>Total INCOME</b>	<u>131,685.34</u>	<u>131,337.00</u>	<u>348.34</u>
<b>Total Income</b>	<u>131,685.34</u>	<u>131,337.00</u>	<u>348.34</u>
<b>Gross Profit</b>	131,685.34	131,337.00	348.34
<b>Expense</b>			
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	200.00	225.00	-25.00
805 · Accounting & Tax Prep	0.00	200.00	-200.00
806 · Annual Audit	0.00	0.00	0.00
815 · Bad Debts	0.00	75.00	-75.00
820 · Copying/Printing/Postage	383.09	360.00	23.09
825 · Legal Fees	1,050.00	3,000.00	-1,950.00
830 · Centennial Services	3,162.00	3,162.00	0.00
835 · Mileage & Gasoline	0.00	30.00	-30.00
840 · Admin, Coupons & Education	0.00	60.00	-60.00
841 · Banking Service Charges	84.15	150.00	-65.85
842 · Web Site Support	75.00	180.00	-105.00
845 · Office Supplies	543.12	180.00	363.12
846 · Pop Machine Expenses	96.68	150.00	-53.32
855 · Office Phone & DSL			
855a · Avi's Emergency Phone (Verizon)	342.79	360.00	-17.21
855 · Office Phone & DSL - Other	1,004.40	1,125.00	-120.60
<b>Total 855 · Office Phone &amp; DSL</b>	<u>1,347.19</u>	<u>1,485.00</u>	<u>-137.81</u>
860 · Administration Contingency	0.00	581.00	-581.00
<b>Total ADMINISTRATION</b>	<u>6,941.23</u>	<u>9,838.00</u>	<u>-2,896.77</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	3,600.00	-3,600.00
505b · Swamp Coolers	0.00	375.00	-375.00
505c · Bird and Pest Control	410.00	300.00	110.00
505d · Pool Maintenance	0.00	1,950.00	-1,950.00
505e · Garage, Parking Lot, Grounds	320.38	3,000.00	-2,679.62
505f · Manager's Unit	2,335.75	600.00	1,735.75
505g · Manager Office	0.00	120.00	-120.00
505h · Building Maintenance Contingenc	0.00	498.00	-498.00
505i · Natrual Gas Line	218,656.93	10,000.00	208,656.93
505j · Sewer Catastrophe	-105,726.34	0.00	-105,726.34
505 · Building Maintenance - Other	909.83	0.00	909.83

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<b>Total 505 - Building Maintenance</b>	116,906.55	20,443.00	96,463.55
<b>530 - Janitorial</b>			
530a - Contract Services (Janitorial)	8,838.00	8,700.00	138.00
530b - Professional Carpet Cleaning	0.00	900.00	-900.00
530c - Janitorial Contingency	0.00	192.00	-192.00
<b>Total 530 - Janitorial</b>	<u>8,838.00</u>	<u>9,792.00</u>	<u>-954.00</u>
<b>535 - Foliage (Plants) Maintenance</b>			
535a - Landscaping Tree Maintenance	0.00	600.00	-600.00
535c - Gardening Group	160.94	300.00	-139.06
535d - Irrigation System	0.00	150.00	-150.00
535e - Foliage Contingency	0.00	54.00	-54.00
<b>Total 535 - Foliage (Plants) Maintenance</b>	<u>160.94</u>	<u>1,104.00</u>	<u>-943.06</u>
<b>540 - Plumbers &amp; Drain Clean</b>			
540a - Drain Cleaning	0.00	720.00	-720.00
540b - Professional Plumbing Repairs	1,780.20	3,000.00	-1,219.80
540c - Plumbing Contingency	0.00	558.00	-558.00
540 - Plumbers & Drain Clean - Other	0.00	0.00	0.00
<b>Total 540 - Plumbers &amp; Drain Clean</b>	<u>1,780.20</u>	<u>4,278.00</u>	<u>-2,497.80</u>
<b>550 - Snow Removal</b>			
550a - Snow Removal	3,110.75	1,400.00	1,710.75
550b - Snow Removal Contingency	0.00	140.00	-140.00
550 - Snow Removal - Other	0.00	0.00	0.00
<b>Total 550 - Snow Removal</b>	<u>3,110.75</u>	<u>1,540.00</u>	<u>1,570.75</u>
<b>565 - Elevator Maintenance</b>			
565a - Elevator Monthly Contract	1,569.76	1,800.00	-230.24
565b - Elevator Other	2,066.00	150.00	1,916.00
565c - Contingency-Elevator	0.00	99.00	-99.00
565 - Elevator Maintenance - Other	0.00	0.00	0.00
<b>Total 565 - Elevator Maintenance</b>	<u>3,635.76</u>	<u>2,049.00</u>	<u>1,586.76</u>
<b>575 - Fire, Security, &amp; Intercom</b>			
575a - Alarm Monitoring	0.00	480.00	-480.00
575b - Alarm Maintenance	559.83	1,575.00	-1,015.17
575c - Door King Intercom	190.00	30.00	160.00
575d - Fob DNA System	0.00	30.00	-30.00
575e - Contingency-Security	0.00	105.00	-105.00
575 - Fire, Security, & Intercom - Other	0.00	0.00	0.00
<b>Total 575 - Fire, Security, &amp; Intercom</b>	<u>749.83</u>	<u>2,220.00</u>	<u>-1,470.17</u>
<b>Total CONTRACT LABOR</b>	<u>135,182.03</u>	<u>41,426.00</u>	<u>93,756.03</u>
<b>Social &amp; 12th Floor Expenses</b>			
653 - Newsletter and Lanai Socials	0.00	180.00	-180.00
655 - 12th Floor	8,104.48	1,200.00	6,904.48
656 - Special Projects Contingency	0.00	0.00	0.00
<b>Total Social &amp; 12th Floor Expenses</b>	<u>8,104.48</u>	<u>1,380.00</u>	<u>6,724.48</u>
<b>SUPPLIES</b>			
605 - Building Maintenance	844.95	900.00	-55.05
610 - Electrical	155.00	150.00	5.00
615 - Grounds	0.00	450.00	-450.00
625 - Janitorial	0.00	225.00	-225.00
635 - Plumbing	0.00	600.00	-600.00
636 - Contingency	69.22	117.00	-47.78
<b>Total SUPPLIES</b>	<u>1,069.17</u>	<u>2,442.00</u>	<u>-1,372.83</u>
<b>Total BUILDING EXPENSE</b>	<u>144,355.68</u>	<u>45,248.00</u>	<u>99,107.68</u>
<b>INSURANCE &amp; INTEREST</b>			
880 - Insurance			

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880a · Insurance Contingency	0.00	1,100.00	-1,100.00
880 · Insurance - Other	51,236.34	55,000.00	-3,763.66
<b>Total 880 · Insurance</b>	<u>51,236.34</u>	<u>56,100.00</u>	<u>-4,863.66</u>
<b>Total INSURANCE &amp; INTEREST</b>	51,236.34	56,100.00	-4,863.66
<b>PAYROLL and BENEFITS</b>			
750 · Res Mgr Salary	13,682.43	8,319.00	5,363.43
751 · Res Mgr Health Benefits	1,491.12	30.00	1,461.12
761 · Federal Unemployment Tax	76.37	21.00	55.37
762 · FICA paid by ER (SS)	1,716.61	300.00	1,416.61
763 · State UETR	141.21	42.00	99.21
764 · Denver OPT	8.00	9.00	-1.00
765 · FICA Medicare	401.47	90.00	311.47
767 · Aurora Income Tax	6.00	0.00	6.00
877 · Colorado Income Taxes	0.00	15.00	-15.00
891 · Payroll Contingency	0.00	255.00	-255.00
<b>Total PAYROLL and BENEFITS</b>	<u>17,523.21</u>	<u>9,081.00</u>	<u>8,442.21</u>
<b>RESIDENT MANAGER OTHER</b>			
770 · Payroll Processing Exp [ADP]	339.79	150.00	189.79
771 · Contract Labor	0.00	750.00	-750.00
<b>Total RESIDENT MANAGER OTHER</b>	<u>339.79</u>	<u>900.00</u>	<u>-560.21</u>
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	10,079.08	10,050.00	29.08
710 · Electricity	5,274.79	5,100.00	174.79
715 · Heat / Gas	5,330.95	5,400.00	-69.05
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Telephone	501.39	510.00	-8.61
735 · Trash Remove & Recycle	2,025.00	2,100.00	-75.00
740 · Water & Sewer	6,282.28	6,600.00	-317.72
741 · Utility Contingency	0.00	638.00	-638.00
<b>Total UTILITIES</b>	<u>29,493.49</u>	<u>32,598.00</u>	<u>-3,104.51</u>
<b>Special Projects</b>			
660 · Asbestos Mitigation-pipes	13,034.00		
662 · Boiler Replacement	400,475.00		
663 · Pipes and Ducts	65,500.00		
664 · Project oversight	14,004.89		
665 · Fire Caulking	24,600.00		
667 · Drywall	169,725.00		
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>687,338.89</u>	<u>12,990.00</u>	<u>674,348.89</u>
<b>Total Expense</b>	<u>937,228.63</u>	<u>166,755.00</u>	<u>770,473.63</u>
<b>Net Ordinary Income</b>	<u>-805,543.29</u>	<u>-35,418.00</u>	<u>-770,125.29</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
70000 · Transfers from Operating	0.00	13,002.00	-13,002.00
<b>Total Other Income</b>	<u>0.00</u>	<u>13,002.00</u>	<u>-13,002.00</u>
<b>Other Expense</b>			
950 · Transfers to Reserves	0.00	13,002.00	-13,002.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>13,002.00</u>	<u>-13,002.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>-805,543.29</u></u>	<u><u>-35,418.00</u></u>	<u><u>-770,125.29</u></u>