

Lanai Condominium Association Profit & Loss Budget Overview

January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
INCOME	
410 · Regular Assessments	485,388.00
420 · Clubhouse Rental	1,800.00
425 · Apartment 101 Rental	12,000.00
430 · Unit Repairs (Reimbursed)	120.00
435 · Banking Interest Income	2,400.00
440 · Laundry	12,000.00
441 · POP Machine	1,800.00
445 · Legal Fees & Late Charges	120.00
450 · Key Fobs & Garage Door Openers	120.00
455 · Fines & Misc. Income	120.00
460 · Move In/Move Out Fees	2,400.00
465 · Parking Space Rental	4,200.00
475 · Storage Unit Rental	2,880.00
Total INCOME	525,348.00
Total Income	525,348.00
Gross Profit	525,348.00
Expense	
ADMINISTRATION	
585 · Licenses and Permits	900.00
805 · Accounting & Tax Prep	200.00
806 · Annual Audit	2,300.00
815 · Bad Debts	300.00
820 · Copying/Printing/Postage	1,440.00
825 · Legal Fees	12,000.00
830 · Centennial Services	12,648.00
835 · Mileage & Gasoline	120.00
840 · Admin, Coupons & Education	240.00
841 · Banking Service Charges	600.00
842 · Web Site Support	720.00
845 · Office Supplies	720.00
846 · Pop Machine Expenses	600.00
855 · Office Phone & DSL	
855a · Avi's Emergency Phone (Verizon)	1,440.00
855 · Office Phone & DSL - Other	4,500.00
Total 855 · Office Phone & DSL	5,940.00
860 · Administration Contingency	1,949.00
Total ADMINISTRATION	40,677.00
BUILDING EXPENSE	
CONTRACT LABOR	
505 · Building Maintenance	
505a · HVAC (Haynes)	14,400.00
505b · Swamp Coolers	1,500.00
505c · Bird and Pest Control	1,200.00
505d · Pool Maintenance	7,800.00
505e · Garage, Parking Lot, Grounds	12,000.00
505f · Manager's Unit	2,400.00
505g · Manager Office	480.00
505h · Building Maintenance Contingenc	1,992.00
505j · Sewer Catastrophe	0.00
505 · Building Maintenance - Other	0.00
Total 505 · Building Maintenance	41,772.00

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530 · Janitorial	
530a · Contract Services (Janitorial)	34,800.00
530b · Professional Carpet Cleaning	3,600.00
530c · Janitorial Contingency	768.00
	39,168.00
535 · Foliage (Plants) Maintenance	
535a · Landscaping Tree Maintenance	2,400.00
535c · Gardening Group	1,200.00
535d · Irrigation System	600.00
535e · Foliage Contingency	216.00
	4,416.00
540 · Plumbers & Drain Clean	
540a · Drain Cleaning	2,880.00
540b · Professional Plumbing Repairs	12,000.00
540c · Plumbing Contingency	2,232.00
540 · Plumbers & Drain Clean - Other	0.00
	17,112.00
550 · Snow Removal	
550a · Snow Removal	2,700.00
550b · Snow Removal Contingency	270.00
550 · Snow Removal - Other	0.00
	2,970.00
565 · Elevator Maintenance	
565a · Elevator Monthly Contract	7,200.00
565b · Elevator Other	600.00
565c · Contingency-Elevator	396.00
565 · Elevator Maintenance - Other	0.00
	8,196.00
575 · Fire, Security, & Intercom	
575a · Alarm Monitoring	1,920.00
575b · Alarm Maintenance	6,300.00
575c · Door King Intercom	120.00
575d · Fob DNA System	120.00
575e · Contingency-Security	420.00
575 · Fire, Security, & Intercom - Other	0.00
	8,880.00
Total CONTRACT LABOR	122,514.00
Social & 12th Floor Expenses	
653 · Newsletter and Lanai Socials	720.00
655 · 12th Floor	4,800.00
656 · Special Projects Contingency	0.00
	5,520.00
SUPPLIES	
605 · Building Maintenance	3,600.00
610 · Electrical	600.00
615 · Grounds	1,800.00
625 · Janitorial	900.00
635 · Plumbing	2,400.00
636 · Contingency	468.00
	9,768.00
Total BUILDING EXPENSE	137,802.00

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INSURANCE & INTEREST	
880 · Insurance	
880a · Insurance Contingency	1,100.00
880 · Insurance - Other	55,000.00
Total 880 · Insurance	56,100.00
Total INSURANCE & INTEREST	56,100.00
PAYROLL and BENEFITS	
750 · Res Mgr Salary	33,276.00
751 · Res Mgr Health Benefits	120.00
761 · Federal Unemployment Tax	84.00
762 · FICA paid by ER (SS)	1,200.00
763 · State UETR	168.00
764 · Denver OPT	36.00
765 · FICA Medicare	360.00
767 · Aurora Income Tax	0.00
877 · Colorado Income Taxes	60.00
891 · Payroll Contingency	1,020.00
Total PAYROLL and BENEFITS	36,324.00
RESIDENT MANAGER OTHER	
770 · Payroll Processing Exp [ADP]	600.00
771 · Contract Labor	3,000.00
Total RESIDENT MANAGER OTHER	3,600.00
UTILITIES	
705 · Cable Television (Comcast)	40,200.00
710 · Electricity	20,400.00
715 · Heat / Gas	21,600.00
720 · Storm Drain	2,200.00
725 · 12th Floor WiFi & Telephone	2,040.00
735 · Trash Remove & Recycle	8,400.00
740 · Water & Sewer	26,400.00
741 · Utility Contingency	2,420.00
Total UTILITIES	123,660.00
Special Projects	
505i · Natrual Gas Line	10,000.00
670 · Reserve Study	4,000.00
671 · 12th Floor Carpet and Paint	6,900.00
675 · Contingency-Special Projects	2,090.00
Special Projects - Other	0.00
Total Special Projects	22,990.00
Total Expense	421,153.00
Net Ordinary Income	104,195.00
Other Income/Expense	
Other Income	
70000 · Transfers from Operating	52,008.00
Total Other Income	52,008.00
Other Expense	
950 · Transfers to Reserves	52,008.00
Total Other Expense	52,008.00
Net Other Income	0.00
Net Income	104,195.00