

**Lanai Condominium Association**  
**Profit & Loss Budget Overview**  
 January through December 2018

	<b>Jan - Dec 18</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>INCOME</b>	
410 · Regular Assessments	381,120.00
420 · Clubhouse Rental	1,800.00
430 · Unit Repairs (Reimbursed)	120.00
435 · Banking Interest Income	300.00
440 · Laundry	9,000.00
441 · POP Machine	720.00
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	3,000.00
465 · Parking Space Rental	3,360.00
475 · Storage Unit Rental	2,880.00
<b>Total INCOME</b>	<b>402,660.00</b>
<b>Total Income</b>	<b>402,660.00</b>
<b>Gross Profit</b>	<b>402,660.00</b>
<b>Expense</b>	
<b>ADMINISTRATION</b>	
585 · Licenses and Permits	600.00
806 · Annual Audit	2,200.00
815 · Bad Debts	300.00
820 · Copying/Printing/Postage	1,440.00
825 · Legal Fees	6,000.00
830 · Centennial Services	12,648.00
835 · Mileage & Gasoline	1,200.00
840 · Admin, Coupons & Education	120.00
841 · Banking Service Charges	480.00
842 · Web Site Support	720.00
845 · Office Supplies	600.00
846 · Pop Machine Expenses	360.00
855 · Office Phone & DSL	
855a · Avi's Emergency Phone (Verizon)	1,200.00
855 · Office Phone & DSL - Other	3,900.00
<b>Total 855 · Office Phone &amp; DSL</b>	<b>5,100.00</b>
860 · Administration Contingency	1,476.00
<b>Total ADMINISTRATION</b>	<b>33,244.00</b>
<b>BUILDING EXPENSE</b>	
<b>CONTRACT LABOR</b>	
505 · Building Maintenance	
505a · HVAC (Haynes)	14,400.00
505b · Swamp Coolers	120.00
505c · Bird and Pest Control	1,200.00
505d · Pool Maintenance	3,600.00
505e · Garage, Parking Lot, Grounds	7,800.00
505f · Manager's Unit	1,200.00
505g · Manager Office	360.00
505h · Building Maintenance Contingenc	1,440.00
505 · Building Maintenance - Other	0.00
<b>Total 505 · Building Maintenance</b>	<b>30,120.00</b>
530 · Janitorial	
530a · Contract Services (Janitorial)	15,600.00
530b · Professional Carpet Cleaning	2,400.00
530c · Janitorial Contingency	900.00

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530 - Janitorial - Other	0.00
<b>Total 530 - Janitorial</b>	<u>18,900.00</u>
<b>535 - Foliage (Plants) Maintenance</b>	
535a - Landscaping Tree Maintenance	2,400.00
535c - Plants & Landscaping-Committee	1,200.00
535d - Irrigation System	120.00
535e - Foliage Contingency	192.00
<b>Total 535 - Foliage (Plants) Maintenance</b>	<u>3,912.00</u>
<b>540 - Plumbers &amp; Drain Clean</b>	
540a - Drain Cleaning	6,000.00
540b - Professional Plumbing Repairs	2,400.00
540c - Plumbing Contingency	1,260.00
<b>Total 540 - Plumbers &amp; Drain Clean</b>	<u>9,660.00</u>
<b>550 - Snow Removal</b>	
550a - Snow Removal	2,300.00
550b - Snow Removal Contingency	280.00
<b>Total 550 - Snow Removal</b>	<u>2,580.00</u>
<b>565 - Elevator Maintenance</b>	
565a - Elevator Monthly Contract	6,000.00
565b - Elevator Other	936.00
<b>Total 565 - Elevator Maintenance</b>	<u>6,936.00</u>
<b>575 - Fire, Security, &amp; Intercom</b>	
575a - Alarm Monitoring	2,400.00
575b - Alarm Maintenance	1,800.00
575c - Contingency	216.00
<b>Total 575 - Fire, Security, &amp; Intercom</b>	<u>4,416.00</u>
<b>Total CONTRACT LABOR</b>	<u>76,524.00</u>
<b>Social &amp; 12th Floor Expenses</b>	
653 - Newsletter and Lanai Socials	600.00
655 - 12th Floor	2,400.00
<b>Total Social &amp; 12th Floor Expenses</b>	<u>3,000.00</u>
<b>SUPPLIES</b>	
605 - Building Maintenance	6,000.00
610 - Electrical	240.00
615 - Grounds	3,600.00
625 - Janitorial	900.00
635 - Plumbing	1,200.00
636 - Contingency	600.00
<b>Total SUPPLIES</b>	<u>12,540.00</u>
<b>Total BUILDING EXPENSE</b>	<u>92,064.00</u>
<b>INSURANCE &amp; INTEREST</b>	
<b>880 - Insurance</b>	
880a - Insurance Contingency	900.00
880 - Insurance - Other	45,000.00
<b>Total 880 - Insurance</b>	<u>45,900.00</u>
<b>Total INSURANCE &amp; INTEREST</b>	<u>45,900.00</u>
<b>PAYROLL and BENEFITS</b>	
Workers Compensation	651.00
750 - Res Mgr Salary	55,200.00
751 - Res Mgr Health Benefits	5,520.00
761 - Federal Unemployment Tax	84.00
762 - FICA paid by ER (SS)	4,140.00
763 - State UITR	276.00
764 - Denver OPT	72.00
765 - FICA Medicare	1,104.00

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877 · Colorado Income Taxes	168.00
890 · Emergency Manager Fee	2,400.00
891 · Payroll Contingency	1,440.00
<b>Total PAYROLL and BENEFITS</b>	<b>71,055.00</b>
<b>RESIDENT MANAGER OTHER</b>	
770 · Payroll Processingt Exp [ADP]	600.00
771 · Contract Labor	2,400.00
<b>Total RESIDENT MANAGER OTHER</b>	<b>3,000.00</b>
<b>UTILITIES</b>	
705 · Cable Television (Comcast)	39,600.00
710 · Electricity	27,600.00
715 · Heat / Gas	30,000.00
720 · Storm Drain	2,200.00
725 · 12th Floor WiFi & Telephone	1,800.00
735 · Trash Remove & Recycle	7,920.00
740 · Water & Sewer	24,000.00
741 · Utility Contingency	2,616.00
<b>Total UTILITIES</b>	<b>135,736.00</b>
Special Projects Contingency	156.00
<b>Total Expense</b>	<b>381,155.00</b>
<b>Net Ordinary Income</b>	<b>21,505.00</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
70000 · Reserve Income	37,580.04
<b>Total Other Income</b>	<b>37,580.04</b>
<b>Other Expense</b>	
950 · Money to Reserves	59,085.04
<b>Total Other Expense</b>	<b>59,085.04</b>
<b>Net Other Income</b>	<b>-21,505.00</b>
<b>Net Income</b>	<b>0.00</b>