

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

	<u>Jan - Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
INCOME			
410 · Regular Assessments	443,230.10	444,939.00	-1,708.90
420 · Clubhouse Rental	650.00	1,650.00	-1,000.00
425 · Apartment 101 Rental	12,000.00	11,000.00	1,000.00
430 · Unit Repairs (Reimbursed)	-701.86	110.00	-811.86
435 · Banking Interest Income	1,093.47	2,200.00	-1,106.53
440 · Laundry	10,744.75	11,000.00	-255.25
441 · POP Machine	1,083.85	1,650.00	-566.15
445 · Legal Fees & Late Charges	75.00	110.00	-35.00
450 · Key Fobs & Garage Door Openers	300.00	110.00	190.00
455 · Fines & Misc. Income	750.00	110.00	640.00
460 · Move In/Move Out Fees	3,325.00	2,200.00	1,125.00
465 · Parking Space Rental	3,715.00	3,850.00	-135.00
475 · Storage Unit Rental	2,290.00	2,640.00	-350.00
Total INCOME	<u>478,555.31</u>	<u>481,569.00</u>	<u>-3,013.69</u>
Total Income	<u>478,555.31</u>	<u>481,569.00</u>	<u>-3,013.69</u>
Gross Profit	<u>478,555.31</u>	<u>481,569.00</u>	<u>-3,013.69</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	507.00	825.00	-318.00
805 · Accounting & Tax Prep	0.00	200.00	-200.00
806 · Annual Audit	2,100.00	2,300.00	-200.00
815 · Bad Debts	0.00	275.00	-275.00
820 · Copying/Printing/Postage	1,012.09	1,320.00	-307.91
825 · Legal Fees	1,380.00	11,000.00	-9,620.00
830 · Centennial Services	11,594.00	11,594.00	0.00
835 · Mileage & Gasoline	0.00	110.00	-110.00
840 · Admin, Coupons & Education	35.00	220.00	-185.00
841 · Banking Service Charges	208.75	550.00	-341.25
842 · Web Site Support	319.16	660.00	-340.84
845 · Office Supplies	420.33	660.00	-239.67
846 · Pop Machine Expenses	197.33	550.00	-352.67
855 · Office Phone & DSL			
855a · Lanai Cell Phone (Verizon)	1,138.39	1,320.00	-181.61
855 · Office Phone & DSL - Other	3,986.18	4,125.00	-138.82
Total 855 · Office Phone & DSL	<u>5,124.57</u>	<u>5,445.00</u>	<u>-320.43</u>
860 · Administration Contingency	14.00	1,797.00	-1,783.00
Total ADMINISTRATION	<u>22,912.23</u>	<u>37,506.00</u>	<u>-14,593.77</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	13,200.00	-13,200.00
505b · Swamp Coolers	0.00	1,375.00	-1,375.00
505c · Bird and Pest Control	1,422.55	1,100.00	322.55
505d · Pool Maintenance	5,860.00	7,150.00	-1,290.00
505e · Garage, Parking Lot, Grounds	11,933.26	11,000.00	933.26
505f · Unit 101	4,860.75	2,200.00	2,660.75
505g · Manager Office	0.00	440.00	-440.00
505h · Building Maintenance Contingenc	1,860.77	1,826.00	34.77
505i · Natural Gas Line (kitchens)	136,147.98	10,000.00	126,147.98
505j · Sewer Catastrophe	8,007.97	0.00	8,007.97
505k · Roof	5,200.00		
505 · Building Maintenance - Other	909.83	0.00	909.83
Total 505 · Building Maintenance	<u>176,203.11</u>	<u>48,291.00</u>	<u>127,912.11</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	31,727.00	31,900.00	-173.00
530b · Professional Carpet Cleaning	908.40	3,300.00	-2,391.60

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530c - Janitorial Contingency	0.00	704.00	-704.00
Total 530 - Janitorial	32,635.40	35,904.00	-3,268.60
535 - Foliage (Plants) Maintenance			
535a - Landscaping (grass)	880.39	2,200.00	-1,319.61
535c - Gardening Group	623.58	1,100.00	-476.42
535d - Irrigation System	80.00	550.00	-470.00
535e - Foliage Contingency	0.00	198.00	-198.00
Total 535 - Foliage (Plants) Maintenance	1,583.97	4,048.00	-2,464.03
540 - Plumbers & Drain Clean			
540a - Drain Cleaning	782.81	2,640.00	-1,857.19
540b - Professional Plumbing Repairs	5,018.65	11,000.00	-5,981.35
540c - Plumbing Contingency	0.00	2,046.00	-2,046.00
540 - Plumbers & Drain Clean - Other	0.00	0.00	0.00
Total 540 - Plumbers & Drain Clean	5,801.46	15,686.00	-9,884.54
550 - Snow Removal			
550a - Snow Removal	4,514.50	2,300.00	2,214.50
550b - Snow Removal Contingency	0.00	230.00	-230.00
550 - Snow Removal - Other	0.00	0.00	0.00
Total 550 - Snow Removal	4,514.50	2,530.00	1,984.50
565 - Elevator Maintenance			
565a - Elevator Monthly Contract	6,369.76	6,600.00	-230.24
565b - Elevator Other	19,060.75	550.00	18,510.75
565c - Contingency-Elevator	0.00	363.00	-363.00
565 - Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 - Elevator Maintenance	25,430.51	7,513.00	17,917.51
575 - Fire, Security, & Intercom			
575a - Alarm Monitoring	207.90	1,760.00	-1,552.10
575b - Alarm Maintenance	2,948.64	5,775.00	-2,826.36
575c - Door King Intercom	665.00	110.00	555.00
575d - Fob DNA Camera System	0.00	110.00	-110.00
575e - Contingency-Security	579.00	385.00	194.00
575 - Fire, Security, & Intercom - Other	0.00	0.00	0.00
Total 575 - Fire, Security, & Intercom	4,400.54	8,140.00	-3,739.46
Total CONTRACT LABOR	250,569.49	122,112.00	128,457.49
Social & 12th Floor Expenses			
653 - Socials Activities	396.93	660.00	-263.07
655 - 12th Floor	2,785.34	4,400.00	-1,614.66
656 - Special Projects Contingency	65.00	0.00	65.00
Total Social & 12th Floor Expenses	3,247.27	5,060.00	-1,812.73
SUPPLIES			
605 - Building Maintenance	4,466.25	3,300.00	1,166.25
610 - Electrical	155.00	550.00	-395.00
615 - Grounds	0.00	1,650.00	-1,650.00
625 - Janitorial	385.36	825.00	-439.64
635 - Plumbing	230.70	2,200.00	-1,969.30
636 - Contingency	0.00	429.00	-429.00
Total SUPPLIES	5,237.31	8,954.00	-3,716.69
Total BUILDING EXPENSE	259,054.07	136,126.00	122,928.07
INSURANCE & INTEREST			
880 - Insurance			
880a - Insurance Contingency	0.00	1,100.00	-1,100.00
880 - Insurance - Other	52,959.34	55,000.00	-2,040.66
Total 880 - Insurance	52,959.34	56,100.00	-3,140.66
Total INSURANCE & INTEREST	52,959.34	56,100.00	-3,140.66
PAYROLL and BENEFITS			
Workers Compensation	404.00		
750 - Office Mgr Salary	30,834.75	30,503.00	331.75
751 - Res Mgr Health Benefits	2,485.20	110.00	2,375.20
761 - Federal Unemployment Tax	125.99	77.00	48.99

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762 · FICA paid by ER (SS)	2,727.35	1,100.00	1,627.35
763 · State UETR	246.93	154.00	92.93
764 · Denver OPT	24.00	33.00	-9.00
765 · FICA Medicare	637.90	330.00	307.90
767 · Aurora Income Tax	16.00	0.00	16.00
877 · Colorado Income Taxes	0.00	55.00	-55.00
890 · Maintenance Coordinator	7,950.00		
770 · Payroll Processingt Exp [ADP]	1,056.52	550.00	506.52
771 · Contract Labor	0.00	2,750.00	-2,750.00
891 · Payroll Contingency	0.00	935.00	-935.00
Total PAYROLL and BENEFITS	<u>46,508.64</u>	<u>36,597.00</u>	<u>9,911.64</u>
UTILITIES			
705 · Cable Television (Comcast)	36,653.48	36,850.00	-196.52
710 · Electricity	28,306.31	18,700.00	9,606.31
715 · Heat / Gas	19,873.09	19,800.00	73.09
720 · Storm Drain	1,628.57	2,200.00	-571.43
725 · 12th Floor WiFi & Telephone	1,920.38	1,870.00	50.38
735 · Trash Remove & Recycle	7,425.00	7,700.00	-275.00
740 · Water & Sewer	21,329.34	24,200.00	-2,870.66
741 · Utility Contingency	0.00	2,222.00	-2,222.00
Total UTILITIES	<u>117,136.17</u>	<u>113,542.00</u>	<u>3,594.17</u>
APPROVED SPECIAL PROJECTS			
660 · Asbestos Mitigation-pipes	847.00		
662 · Boiler Replacement	109,823.50		
663 · Pipes and Ducts	30,000.00		
664 · Project oversight	14,004.89		
665 · Fire Caulking	44,600.00		
667 · Drywall	171,975.00		
670 · Reserve Study	0.00	4,000.00	-4,000.00
675a · 12th Floor Carpet and Paint	0.00	6,900.00	-6,900.00
675b · Natural Gas Lines (Kitchens)	996.83		
675g · Contingency-Special Projects	312.00	2,090.00	-1,778.00
APPROVED SPECIAL PROJECTS - Other	0.00	0.00	0.00
Total APPROVED SPECIAL PROJECTS	<u>372,559.22</u>	<u>12,990.00</u>	<u>359,569.22</u>
Total Expense	<u>871,129.67</u>	<u>392,861.00</u>	<u>478,268.67</u>
Net Ordinary Income	<u>-392,574.36</u>	<u>88,708.00</u>	<u>-481,282.36</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	0.00	47,674.00	-47,674.00
Total Other Income	<u>0.00</u>	<u>47,674.00</u>	<u>-47,674.00</u>
Other Expense			
950 · Transfers to Reserves(BestCase)	0.00	47,674.00	-47,674.00
Total Other Expense	<u>0.00</u>	<u>47,674.00</u>	<u>-47,674.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>-392,574.36</u></u>	<u><u>88,708.00</u></u>	<u><u>-481,282.36</u></u>