

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

Ordinary Income/Expense	<u>Jan - Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	80,760.13	80,898.00	-137.87
420 · Clubhouse Rental	150.00	300.00	-150.00
425 · Apartment 101 Rental	0.00	2,000.00	-2,000.00
430 · Unit Repairs (Reimbursed)	0.00	20.00	-20.00
435 · Banking Interest Income	687.81	400.00	287.81
440 · Laundry	1,125.00	2,000.00	-875.00
441 · POP Machine	222.65	300.00	-77.35
445 · Legal Fees & Late Charges	50.00	20.00	30.00
450 · Key Fobs & Garage Door Openers	50.00	20.00	30.00
455 · Fines & Misc. Income	0.00	20.00	-20.00
460 · Move In/Move Out Fees	875.00	400.00	475.00
465 · Parking Space Rental	450.00	700.00	-250.00
475 · Storage Unit Rental	1,000.00	480.00	520.00
Total INCOME	<u>85,370.59</u>	<u>87,558.00</u>	<u>-2,187.41</u>
Total Income	<u>85,370.59</u>	<u>87,558.00</u>	<u>-2,187.41</u>
Gross Profit	85,370.59	87,558.00	-2,187.41
Expense			
ADMINISTRATION			
585 · Licenses and Permits	0.00	150.00	-150.00
805 · Accounting & Tax Prep	0.00	200.00	-200.00
806 · Annual Audit	0.00	0.00	0.00
815 · Bad Debts	0.00	50.00	-50.00
820 · Copying/Printing/Postage	310.59	240.00	70.59
825 · Legal Fees	540.00	2,000.00	-1,460.00
830 · Centennial Services	2,108.00	2,108.00	0.00
835 · Mileage & Gasoline	0.00	20.00	-20.00
840 · Admin, Coupons & Education	0.00	40.00	-40.00
841 · Banking Service Charges	33.90	100.00	-66.10
842 · Web Site Support	75.00	120.00	-45.00
845 · Office Supplies	543.12	120.00	423.12
846 · Pop Machine Expenses	96.68	100.00	-3.32
855 · Office Phone & DSL			
855a · Avi's Emergency Phone (Verizon)	229.92	240.00	-10.08
855 · Office Phone & DSL - Other	669.60	750.00	-80.40
Total 855 · Office Phone & DSL	<u>899.52</u>	<u>990.00</u>	<u>-90.48</u>
860 · Administration Contingency	0.00	429.00	-429.00
Total ADMINISTRATION	<u>4,606.81</u>	<u>6,667.00</u>	<u>-2,060.19</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	2,400.00	-2,400.00
505b · Swamp Coolers	0.00	250.00	-250.00
505c · Bird and Pest Control	100.00	200.00	-100.00
505d · Pool Maintenance	0.00	1,300.00	-1,300.00
505e · Garage, Parking Lot, Grounds	320.38	2,000.00	-1,679.62
505f · Manager's Unit	8.11	400.00	-391.89
505g · Manager Office	0.00	80.00	-80.00
505h · Building Maintenance Contingenc	0.00	332.00	-332.00
505i · Natrual Gas Line	212,209.93	10,000.00	202,209.93
505j · Sewer Catastrophe	8,696.88	0.00	8,696.88
505 · Building Maintenance - Other	909.83	0.00	909.83

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Total 505 - Building Maintenance	222,245.13	16,962.00	205,283.13
530 - Janitorial			
530a - Contract Services (Janitorial)	5,892.00	5,800.00	92.00
530b - Professional Carpet Cleaning	0.00	600.00	-600.00
530c - Janitorial Contingency	0.00	128.00	-128.00
Total 530 - Janitorial	<u>5,892.00</u>	<u>6,528.00</u>	<u>-636.00</u>
535 - Foliage (Plants) Maintenance			
535a - Landscaping Tree Maintenance	0.00	400.00	-400.00
535c - Gardening Group	160.94	200.00	-39.06
535d - Irrigation System	0.00	100.00	-100.00
535e - Foliage Contingency	0.00	36.00	-36.00
Total 535 - Foliage (Plants) Maintenance	<u>160.94</u>	<u>736.00</u>	<u>-575.06</u>
540 - Plumbers & Drain Clean			
540a - Drain Cleaning	0.00	480.00	-480.00
540b - Professional Plumbing Repairs	125.00	2,000.00	-1,875.00
540c - Plumbing Contingency	0.00	372.00	-372.00
540 - Plumbers & Drain Clean - Other	0.00	0.00	0.00
Total 540 - Plumbers & Drain Clean	<u>125.00</u>	<u>2,852.00</u>	<u>-2,727.00</u>
550 - Snow Removal			
550a - Snow Removal	2,604.75	1,000.00	1,604.75
550b - Snow Removal Contingency	0.00	100.00	-100.00
550 - Snow Removal - Other	0.00	0.00	0.00
Total 550 - Snow Removal	<u>2,604.75</u>	<u>1,100.00</u>	<u>1,504.75</u>
565 - Elevator Maintenance			
565a - Elevator Monthly Contract	1,046.56	1,200.00	-153.44
565b - Elevator Other	1,925.00	100.00	1,825.00
565c - Contingency-Elevator	0.00	66.00	-66.00
565 - Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 - Elevator Maintenance	<u>2,971.56</u>	<u>1,366.00</u>	<u>1,605.56</u>
575 - Fire, Security, & Intercom			
575a - Alarm Monitoring	0.00	320.00	-320.00
575b - Alarm Maintenance	0.00	1,050.00	-1,050.00
575c - Door King Intercom	0.00	20.00	-20.00
575d - Fob DNA System	0.00	20.00	-20.00
575e - Contingency-Security	0.00	70.00	-70.00
575 - Fire, Security, & Intercom - Other	0.00	0.00	0.00
Total 575 - Fire, Security, & Intercom	<u>0.00</u>	<u>1,480.00</u>	<u>-1,480.00</u>
Total CONTRACT LABOR	<u>233,999.38</u>	<u>31,024.00</u>	<u>202,975.38</u>
Social & 12th Floor Expenses			
653 - Newsletter and Lanai Socials	0.00	120.00	-120.00
655 - 12th Floor	8,104.48	800.00	7,304.48
656 - Special Projects Contingency	0.00	0.00	0.00
Total Social & 12th Floor Expenses	<u>8,104.48</u>	<u>920.00</u>	<u>7,184.48</u>
SUPPLIES			
605 - Building Maintenance	501.69	600.00	-98.31
610 - Electrical	155.00	100.00	55.00
615 - Grounds	0.00	300.00	-300.00
625 - Janitorial	0.00	150.00	-150.00
635 - Plumbing	0.00	400.00	-400.00
636 - Contingency	69.22	78.00	-8.78
Total SUPPLIES	<u>725.91</u>	<u>1,628.00</u>	<u>-902.09</u>
Total BUILDING EXPENSE	<u>242,829.77</u>	<u>33,572.00</u>	<u>209,257.77</u>
INSURANCE & INTEREST			
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
Total 880 · Insurance	<u>51,236.34</u>	<u>56,100.00</u>	<u>-4,863.66</u>
Total INSURANCE & INTEREST	51,236.34	56,100.00	-4,863.66
PAYROLL and BENEFITS			
750 · Res Mgr Salary	11,794.43	5,546.00	6,248.43
751 · Res Mgr Health Benefits	994.08	20.00	974.08
761 · Federal Unemployment Tax	65.04	14.00	51.04
762 · FICA paid by ER (SS)	1,599.55	200.00	1,399.55
763 · State UETR	127.05	28.00	99.05
764 · Denver OPT	8.00	6.00	2.00
765 · FICA Medicare	374.09	60.00	314.09
767 · Aurora Income Tax	4.00	0.00	4.00
877 · Colorado Income Taxes	0.00	10.00	-10.00
891 · Payroll Contingency	0.00	170.00	-170.00
Total PAYROLL and BENEFITS	<u>14,966.24</u>	<u>6,054.00</u>	<u>8,912.24</u>
RESIDENT MANAGER OTHER			
770 · Payroll Processing Exp [ADP]	254.65	100.00	154.65
771 · Contract Labor	0.00	500.00	-500.00
Total RESIDENT MANAGER OTHER	<u>254.65</u>	<u>600.00</u>	<u>-345.35</u>
UTILITIES			
705 · Cable Television (Comcast)	6,760.11	6,700.00	60.11
710 · Electricity	3,520.55	3,400.00	120.55
715 · Heat / Gas	3,141.04	3,600.00	-458.96
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Telephone	334.26	340.00	-5.74
735 · Trash Remove & Recycle	1,350.00	1,400.00	-50.00
740 · Water & Sewer	4,347.97	4,400.00	-52.03
741 · Utility Contingency	0.00	440.00	-440.00
Total UTILITIES	<u>19,453.93</u>	<u>22,480.00</u>	<u>-3,026.07</u>
Special Projects			
660 · Asbestos Mitigation-pipes	12,187.00		
662 · Boiler Replacement	166,658.00		
663 · Pipes and Ducts	30,000.00		
664 · Project oversight	14,004.89		
665 · Fire Caulking	20,100.00		
667 · Drywall	103,000.00		
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
Total Special Projects	<u>345,949.89</u>	<u>12,990.00</u>	<u>332,959.89</u>
Total Expense	<u>679,297.63</u>	<u>138,463.00</u>	<u>540,834.63</u>
Net Ordinary Income	<u>-593,927.04</u>	<u>-50,905.00</u>	<u>-543,022.04</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	0.00	8,668.00	-8,668.00
Total Other Income	<u>0.00</u>	<u>8,668.00</u>	<u>-8,668.00</u>
Other Expense			
950 · Transfers to Reserves	0.00	8,668.00	-8,668.00
Total Other Expense	<u>0.00</u>	<u>8,668.00</u>	<u>-8,668.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>-593,927.04</u></u>	<u><u>-50,905.00</u></u>	<u><u>-543,022.04</u></u>