

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

| Ordinary Income/Expense | <u>Jan - Sep 19</u> | <u>Budget</u> | <u>\$ Over Budget</u> |
|---|---------------------|-------------------|-----------------------|
| Income | | | |
| INCOME | | | |
| 410 · Regular Assessments | 363,504.45 | 364,041.00 | -536.55 |
| 420 · Clubhouse Rental | 650.00 | 1,350.00 | -700.00 |
| 425 · Apartment 101 Rental | 9,000.00 | 9,000.00 | 0.00 |
| 430 · Unit Repairs (Reimbursed) | -701.86 | 90.00 | -791.86 |
| 435 · Banking Interest Income | 1,007.16 | 1,800.00 | -792.84 |
| 440 · Laundry | 8,456.75 | 9,000.00 | -543.25 |
| 441 · POP Machine | 1,083.85 | 1,350.00 | -266.15 |
| 445 · Legal Fees & Late Charges | 75.00 | 90.00 | -15.00 |
| 450 · Key Fobs & Garage Door Openers | 300.00 | 90.00 | 210.00 |
| 455 · Fines & Misc. Income | 250.00 | 90.00 | 160.00 |
| 460 · Move In/Move Out Fees | 2,975.00 | 1,800.00 | 1,175.00 |
| 465 · Parking Space Rental | 3,215.00 | 3,150.00 | 65.00 |
| 475 · Storage Unit Rental | 2,040.00 | 2,160.00 | -120.00 |
| Total INCOME | <u>391,855.35</u> | <u>394,011.00</u> | <u>-2,155.65</u> |
| Total Income | <u>391,855.35</u> | <u>394,011.00</u> | <u>-2,155.65</u> |
| Gross Profit | <u>391,855.35</u> | <u>394,011.00</u> | <u>-2,155.65</u> |
| Expense | | | |
| ADMINISTRATION | | | |
| 585 · Licenses and Permits | 460.00 | 675.00 | -215.00 |
| 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 | 225.00 | -225.00 |
| 820 · Copying/Printing/Postage | 792.84 | 1,080.00 | -287.16 |
| 825 · Legal Fees | 1,380.00 | 9,000.00 | -7,620.00 |
| 830 · Centennial Services | 8,432.00 | 9,486.00 | -1,054.00 |
| 835 · Mileage & Gasoline | 0.00 | 90.00 | -90.00 |
| 840 · Admin, Coupons & Education | 35.00 | 180.00 | -145.00 |
| 841 · Banking Service Charges | 178.85 | 450.00 | -271.15 |
| 842 · Web Site Support | 319.16 | 540.00 | -220.84 |
| 845 · Office Supplies | 420.33 | 540.00 | -119.67 |
| 846 · Pop Machine Expenses | 151.68 | 450.00 | -298.32 |
| 855 · Office Phone & DSL | | | |
| 855a · Lanai Cell Phone (Verizon) | 907.16 | 1,080.00 | -172.84 |
| 855 · Office Phone & DSL - Other | 3,275.56 | 3,375.00 | -99.44 |
| Total 855 · Office Phone & DSL | <u>4,182.72</u> | <u>4,455.00</u> | <u>-272.28</u> |
| 860 · Administration Contingency | 0.00 | 1,493.00 | -1,493.00 |
| Total ADMINISTRATION | <u>18,452.58</u> | <u>31,164.00</u> | <u>-12,711.42</u> |
| BUILDING EXPENSE | | | |
| CONTRACT LABOR | | | |
| 505 · Building Maintenance | | | |
| 505a · HVAC (Haynes) | 0.00 | 10,800.00 | -10,800.00 |
| 505b · Swamp Coolers | 0.00 | 1,125.00 | -1,125.00 |
| 505c · Bird and Pest Control | 1,222.55 | 900.00 | 322.55 |
| 505d · Pool Maintenance | 199.00 | 5,850.00 | -5,651.00 |
| 505e · Garage, Parking Lot, Grounds | 8,537.04 | 9,000.00 | -462.96 |
| 505f · Unit 101 | 4,860.75 | 1,800.00 | 3,060.75 |
| 505g · Manager Office | 0.00 | 360.00 | -360.00 |
| 505h · Building Maintenance Contingenc | 1,042.94 | 1,494.00 | -451.06 |
| 505i · Natural Gas Line | 136,147.98 | 10,000.00 | 126,147.98 |
| 505j · Sewer Catastrophe | 7,352.00 | 0.00 | 7,352.00 |
| 505k · Roof | 5,200.00 | | |
| 505 · Building Maintenance - Other | 909.83 | 0.00 | 909.83 |
| Total 505 · Building Maintenance | <u>165,472.09</u> | <u>41,329.00</u> | <u>124,143.09</u> |
| 530 · Janitorial | | | |
| 530a · Contract Services (Janitorial) | 25,835.00 | 26,100.00 | -265.00 |
| 530b · Professional Carpet Cleaning | 908.40 | 2,700.00 | -1,791.60 |

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| 530c · Janitorial Contingency | 0.00 | 576.00 | -576.00 |
| Total 530 · Janitorial | 26,743.40 | 29,376.00 | -2,632.60 |
| 535 · Foliage (Plants) Maintenance | | | |
| 535a · Landscaping | 880.39 | 1,800.00 | -919.61 |
| 535c · Gardening Group | 623.58 | 900.00 | -276.42 |
| 535d · Irrigation System | 0.00 | 450.00 | -450.00 |
| 535e · Foliage Contingency | 0.00 | 162.00 | -162.00 |
| Total 535 · Foliage (Plants) Maintenance | 1,503.97 | 3,312.00 | -1,808.03 |
| 540 · Plumbers & Drain Clean | | | |
| 540a · Drain Cleaning | 663.25 | 2,160.00 | -1,496.75 |
| 540b · Professional Plumbing Repairs | 4,103.88 | 9,000.00 | -4,896.12 |
| 540c · Plumbing Contingency | 0.00 | 1,674.00 | -1,674.00 |
| 540 · Plumbers & Drain Clean - Other | 0.00 | 0.00 | 0.00 |
| Total 540 · Plumbers & Drain Clean | 4,767.13 | 12,834.00 | -8,066.87 |
| 550 · Snow Removal | | | |
| 550a · Snow Removal | 2,670.50 | 1,800.00 | 870.50 |
| 550b · Snow Removal Contingency | 0.00 | 180.00 | -180.00 |
| 550 · Snow Removal - Other | 0.00 | 0.00 | 0.00 |
| Total 550 · Snow Removal | 2,670.50 | 1,980.00 | 690.50 |
| 565 · Elevator Maintenance | | | |
| 565a · Elevator Monthly Contract | 5,169.76 | 5,400.00 | -230.24 |
| 565b · Elevator Other | 2,674.75 | 450.00 | 2,224.75 |
| 565c · Contingency-Elevator | 0.00 | 297.00 | -297.00 |
| 565 · Elevator Maintenance - Other | 0.00 | 0.00 | 0.00 |
| Total 565 · Elevator Maintenance | 7,844.51 | 6,147.00 | 1,697.51 |
| 575 · Fire, Security, & Intercom | | | |
| 575a · Alarm Monitoring | 207.90 | 1,440.00 | -1,232.10 |
| 575b · Alarm Maintenance | 2,948.64 | 4,725.00 | -1,776.36 |
| 575c · Door King Intercom | 190.00 | 90.00 | 100.00 |
| 575d · Fob DNA System | 0.00 | 90.00 | -90.00 |
| 575e · Contingency-Security | 579.00 | 315.00 | 264.00 |
| 575 · Fire, Security, & Intercom - Other | 0.00 | 0.00 | 0.00 |
| Total 575 · Fire, Security, & Intercom | 3,925.54 | 6,660.00 | -2,734.46 |
| Total CONTRACT LABOR | 212,927.14 | 101,638.00 | 111,289.14 |
| Social & 12th Floor Expenses | | | |
| 653 · Newsletter and Lanai Socials | 396.93 | 540.00 | -143.07 |
| 655 · 12th Floor | 2,742.71 | 3,600.00 | -857.29 |
| 656 · Special Projects Contingency | 65.00 | 0.00 | 65.00 |
| Total Social & 12th Floor Expenses | 3,204.64 | 4,140.00 | -935.36 |
| SUPPLIES | | | |
| 605 · Building Maintenance | 3,439.62 | 2,700.00 | 739.62 |
| 610 · Electrical | 155.00 | 450.00 | -295.00 |
| 615 · Grounds | 0.00 | 1,350.00 | -1,350.00 |
| 625 · Janitorial | 385.36 | 675.00 | -289.64 |
| 635 · Plumbing | 111.60 | 1,800.00 | -1,688.40 |
| 636 · Contingency | 0.00 | 351.00 | -351.00 |
| Total SUPPLIES | 4,091.58 | 7,326.00 | -3,234.42 |
| Total BUILDING EXPENSE | 220,223.36 | 113,104.00 | 107,119.36 |
| 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 · Res Mgr Salary | 30,334.75 | 24,957.00 | 5,377.75 |
| 751 · Res Mgr Health Benefits | 2,485.20 | 90.00 | 2,395.20 |
| 761 · Federal Unemployment Tax | 107.39 | 63.00 | 44.39 |

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| 762 · FICA paid by ER (SS) | 2,476.25 | 900.00 | 1,576.25 |
| 763 · State UETR | 218.98 | 126.00 | 92.98 |
| 764 · Denver OPT | 16.00 | 27.00 | -11.00 |
| 765 · FICA Medicare | 579.15 | 270.00 | 309.15 |
| 767 · Aurora Income Tax | 16.00 | 0.00 | 16.00 |
| 877 · Colorado Income Taxes | 0.00 | 45.00 | -45.00 |
| 891 · Payroll Contingency | 0.00 | 765.00 | -765.00 |
| Total PAYROLL and BENEFITS | <u>36,637.72</u> | <u>27,243.00</u> | <u>9,394.72</u> |
| RESIDENT MANAGER OTHER | | | |
| 770 · Payroll Processing Exp [ADP] | 874.28 | 450.00 | 424.28 |
| 771 · Contract Labor | 0.00 | 2,250.00 | -2,250.00 |
| Total RESIDENT MANAGER OTHER | <u>874.28</u> | <u>2,700.00</u> | <u>-1,825.72</u> |
| UTILITIES | | | |
| 705 · Cable Television (Comcast) | 29,524.63 | 30,150.00 | -625.37 |
| 710 · Electricity | 22,068.98 | 15,300.00 | 6,768.98 |
| 715 · Heat / Gas | 17,577.88 | 16,200.00 | 1,377.88 |
| 720 · Storm Drain | 1,628.57 | 2,200.00 | -571.43 |
| 725 · 12th Floor WiFi & Telephone | 1,562.30 | 1,530.00 | 32.30 |
| 735 · Trash Remove & Recycle | 6,075.00 | 6,300.00 | -225.00 |
| 740 · Water & Sewer | 19,178.19 | 19,800.00 | -621.81 |
| 741 · Utility Contingency | 0.00 | 1,826.00 | -1,826.00 |
| Total UTILITIES | <u>97,615.55</u> | <u>93,306.00</u> | <u>4,309.55</u> |
| Special Projects | | | |
| 660 · Asbestos Mitigation-pipes | 847.00 | | |
| 662 · Boiler Replacement | 107,863.50 | | |
| 663 · Pipes and Ducts | 30,000.00 | | |
| 664 · Project oversight | 14,004.89 | | |
| 665 · Fire Caulking | 39,600.00 | | |
| 667 · Drywall | 171,975.00 | | |
| 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>364,290.39</u> | <u>12,990.00</u> | <u>351,300.39</u> |
| Total Expense | <u>791,053.22</u> | <u>336,607.00</u> | <u>454,446.22</u> |
| Net Ordinary Income | <u>-399,197.87</u> | <u>57,404.00</u> | <u>-456,601.87</u> |
| Other Income/Expense | | | |
| Other Income | | | |
| 70000 · Transfers from Operating | 0.00 | 39,006.00 | -39,006.00 |
| Total Other Income | <u>0.00</u> | <u>39,006.00</u> | <u>-39,006.00</u> |
| Other Expense | | | |
| 950 · Transfers to Reserves | 0.00 | 39,006.00 | -39,006.00 |
| Total Other Expense | <u>0.00</u> | <u>39,006.00</u> | <u>-39,006.00</u> |
| Net Other Income | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Net Income | <u><u>-399,197.87</u></u> | <u><u>57,404.00</u></u> | <u><u>-456,601.87</u></u> |