

Lanai Condominium Association
Profit & Loss Budget vs. Actual
 January through June 2021

Ordinary Income/Expense	<u>Jan - Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	297,926.72	302,429.00	-4,502.28
415 · Boiler/Roof Assessments	53,500.00	219,044.00	-165,544.00
425 · Apartment 101 Rental	9,000.00	9,000.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	60.00	-60.00
435 · Banking Interest Income	216.21	180.00	36.21
440 · Laundry	3,315.50	4,998.00	-1,682.50
441 · POP Machine	0.00	348.00	-348.00
445 · Legal Fees & Late Charges	35.00	60.00	-25.00
450 · Key Fobs & Garage Door Openers	25.00	60.00	-35.00
455 · Fines & Misc. Income	-500.00	60.00	-560.00
460 · Move In/Move Out Fees	1,225.00	1,200.00	25.00
465 · Parking Space Rental	1,650.00	2,100.00	-450.00
475 · Storage Unit Rental	1,010.00	1,200.00	-190.00
Total INCOME	<u>367,403.43</u>	<u>540,739.00</u>	<u>-173,335.57</u>
Total Income	<u>367,403.43</u>	<u>540,739.00</u>	<u>-173,335.57</u>
Gross Profit	<u>367,403.43</u>	<u>540,739.00</u>	<u>-173,335.57</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	276.00	252.00	24.00
805 · Accounting & Tax Prep	150.00	150.00	0.00
806 · Annual Audit	2,200.00	2,200.00	0.00
815 · Bad Debts	0.00	60.00	-60.00
820 · Copying/Printing/Postage	132.95	450.00	-317.05
825 · Legal Fees			
Express Pros	14,601.51		
825 · Legal Fees - Other	7,701.00	4,002.00	3,699.00
Total 825 · Legal Fees	<u>22,302.51</u>	<u>4,002.00</u>	<u>18,300.51</u>
830 · Centennial Services	6,510.00	6,510.00	0.00
831 · Building Management Contractor	13,403.00	15,900.00	-2,497.00
840 · Admin, Coupons & Education	0.00	48.00	-48.00
841 · Banking Service Charges	116.70	150.00	-33.30
842 · Web Site Support	1,095.81	228.00	867.81
845 · Office Supplies	33.43	126.00	-92.57
846 · Pop Machine Expenses	75.00	198.00	-123.00
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	203.64	600.00	-396.36
855 · Office Phone & DSL (5266) - Other	1,893.72	2,250.00	-356.28
Total 855 · Office Phone & DSL (5266)	<u>2,097.36</u>	<u>2,850.00</u>	<u>-752.64</u>
860 · Administration Contingency	550.00	1,566.96	-1,016.96
Total ADMINISTRATION	<u>48,942.76</u>	<u>34,690.96</u>	<u>14,251.80</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	1,590.00	5,502.00	-3,912.00
505b · Swamp Coolers	4,615.00		
505c · Bird and Pest Control	1,550.00	1,128.00	422.00
505d · Pool Maintenance	0.00	3,900.00	-3,900.00
505e · Garage, Parking Lot, Grounds	2,318.60	1,500.00	818.60
505f · Unit 101	0.00	252.00	-252.00
505g · Manager Office	0.00	1,002.00	-1,002.00
505h · Building Maintenance Contingenc	0.00	1,942.98	-1,942.98
505k · Roof	16,420.00	1,500.00	14,920.00
505m · Maintenance Coordinator	7,640.00	1,200.00	6,440.00
505n · Maintenance Contractor	21,450.00	22,878.00	-1,428.00
Total 505 · Building Maintenance	<u>55,583.60</u>	<u>40,804.98</u>	<u>14,778.62</u>
530 · Janitorial			

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530a · Contract Services (Janitorial)	17,676.00	17,676.00	0.00
530b · Professional Carpet Cleaning	1,355.00	870.00	485.00
530c · Janitorial Contingency	0.00	372.00	-372.00
Total 530 · Janitorial	<u>19,031.00</u>	<u>18,918.00</u>	<u>113.00</u>
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	0.00	1,500.00	-1,500.00
535b · Tree Maintenance	0.00	402.00	-402.00
535c · Gardening Group	0.00	702.00	-702.00
535d · Irrigation System	0.00	126.00	-126.00
535e · Foliage Contingency	0.00	138.00	-138.00
Total 535 · Foliage (Plants) Maintenance	<u>0.00</u>	<u>2,868.00</u>	<u>-2,868.00</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	498.00	-498.00
540b · Professional Plumbing Repairs	6,615.64	2,502.00	4,113.64
540c · Drain Pipe Repairs	0.00	5,502.00	-5,502.00
540d · Plumbing Contingency	0.00	1,278.00	-1,278.00
Total 540 · Plumbers & Drain Clean	<u>6,615.64</u>	<u>9,780.00</u>	<u>-3,164.36</u>
550 · Snow Removal			
550a · Snow Removal	0.00	2,400.00	-2,400.00
550b · Snow Removal Contingency	0.00	240.00	-240.00
Total 550 · Snow Removal	<u>0.00</u>	<u>2,640.00</u>	<u>-2,640.00</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	3,779.07	4,200.00	-420.93
565b · Elevator Other	250.00	1,998.00	-1,748.00
565c · Contingency-Elevator	0.00	312.00	-312.00
Total 565 · Elevator Maintenance	<u>4,029.07</u>	<u>6,510.00</u>	<u>-2,480.93</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	378.00	-378.00
575b · Alarm Maintenance	-45.13	1,500.00	-1,545.13
575c · Door King Intercom	0.00	378.00	-378.00
575d · Fob DNA Camera System	0.00	48.00	-48.00
575e · Contingency-Security	0.00	114.00	-114.00
Total 575 · Fire, Security, & Intercom	<u>-45.13</u>	<u>2,418.00</u>	<u>-2,463.13</u>
Total CONTRACT LABOR	<u>85,214.18</u>	<u>83,938.98</u>	<u>1,275.20</u>
Social & 12th Floor Expenses			
650s · Spaces	4,297.01	1,998.00	2,299.01
653 · Socials Activities	28.25		
655 · 12th Floor	-2,782.60	750.00	-3,532.60
656 · Social Contingency	0.00	138.00	-138.00
Total Social & 12th Floor Expenses	<u>1,542.66</u>	<u>2,886.00</u>	<u>-1,343.34</u>
SUPPLIES			
580 · Individual Unit Repairs	194.29		
605 · Building Maintenance	591.50	1,752.00	-1,160.50
610 · Electrical	0.00	102.00	-102.00
615 · Grounds	0.00	300.00	-300.00
625 · Janitorial	306.23	198.00	108.23
635 · Plumbing	0.00	498.00	-498.00
636 · Contingency	0.00	134.00	-134.00
Total SUPPLIES	<u>1,092.02</u>	<u>2,984.00</u>	<u>-1,891.98</u>
Total BUILDING EXPENSE	<u>87,848.86</u>	<u>89,808.98</u>	<u>-1,960.12</u>
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,470.00	-1,470.00
880 · Insurance - Other	46,816.57	73,500.00	-26,683.43
Total 880 · Insurance	<u>46,816.57</u>	<u>74,970.00</u>	<u>-28,153.43</u>
Total INSURANCE & INTEREST	<u>46,816.57</u>	<u>74,970.00</u>	<u>-28,153.43</u>
UTILITIES			
705 · Cable Television (Comcast)	22,245.66	20,100.00	2,145.66
710 · Electricity	6,564.06	13,200.00	-6,635.94

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715 · Heat / Gas	18,752.22	13,200.00	5,552.22
720 · Storm Drain	0.00	1,002.00	-1,002.00
725 · 12th Floor WiFi & Phone (6061)	1,106.77	1,002.00	104.77
735 · Trash Remove & Recycle	4,350.00	4,200.00	150.00
740 · Water & Sewer	12,721.92	13,200.00	-478.08
741 · Utility Contingency	0.00	1,320.00	-1,320.00
Total UTILITIES	<u>65,740.63</u>	<u>67,224.00</u>	<u>-1,483.37</u>
APPROVED SPECIAL PROJECTS			
662 · Boiler Replacement	19,341.00		
675h · Repipe Boiler Hot Water Pipes	0.00	4,500.00	-4,500.00
675i · Reserve Study	0.00	4,500.00	-4,500.00
675j · Pool Area Paint	2,800.00	5,000.00	-2,200.00
675k · Pool Work	0.00	5,000.00	-5,000.00
675l · 2nd Floor Awning	0.00	3,000.00	-3,000.00
675m · Contingency-Special Projects	0.00	1,100.00	-1,100.00
676 · 2021 Boiler Sp Assessment Work	53,500.00	122,500.00	-69,000.00
677 · 2021 Roof Sp Assessment Work	37,665.50	96,600.00	-58,934.50
Total APPROVED SPECIAL PROJECTS	<u>113,306.50</u>	<u>242,200.00</u>	<u>-128,893.50</u>
Total Expense	<u>362,655.32</u>	<u>508,893.94</u>	<u>-146,238.62</u>
Net Ordinary Income	<u>4,748.11</u>	<u>31,845.06</u>	<u>-27,096.95</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	63,474.00	63,474.00	0.00
Total Other Income	<u>63,474.00</u>	<u>63,474.00</u>	<u>0.00</u>
Other Expense			
950 · Budgeted Transfers to Reserves			
955 · Elevator Reserve	31,074.00	31,074.00	0.00
950 · Budgeted Transfers to Reserves - Other	32,400.00	32,400.00	0.00
Total 950 · Budgeted Transfers to Reserves	<u>63,474.00</u>	<u>63,474.00</u>	<u>0.00</u>
Total Other Expense	<u>63,474.00</u>	<u>63,474.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>4,748.11</u></u>	<u><u>31,845.06</u></u>	<u><u>-27,096.95</u></u>