

Lanai Condominium Association
Profit & Loss Budget vs. Actual

January 2021

	<u>Jan 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
INCOME			
410 · Regular Assessments	49,378.48	50,409.00	-1,030.52
415 · Boiler/Roof Assessments	0.00	219,044.00	-219,044.00
425 · Apartment 101 Rental	1,500.00	1,500.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	10.00	-10.00
435 · Banking Interest Income	25.84	30.00	-4.16
440 · Laundry	0.00	833.00	-833.00
441 · POP Machine	0.00	58.00	-58.00
445 · Legal Fees & Late Charges	25.00	10.00	15.00
450 · Key Fobs & Garage Door Openers	0.00	10.00	-10.00
455 · Fines & Misc. Income	0.00	10.00	-10.00
460 · Move In/Move Out Fees	175.00	200.00	-25.00
465 · Parking Space Rental	300.00	350.00	-50.00
475 · Storage Unit Rental	5.00	200.00	-195.00
Total INCOME	<u>51,409.32</u>	<u>272,664.00</u>	<u>-221,254.68</u>
Total Income	<u>51,409.32</u>	<u>272,664.00</u>	<u>-221,254.68</u>
Gross Profit	<u>51,409.32</u>	<u>272,664.00</u>	<u>-221,254.68</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	0.00	42.00	-42.00
805 · Accounting & Tax Prep	0.00	150.00	-150.00
806 · Annual Audit	0.00	2,200.00	-2,200.00
815 · Bad Debts	0.00	10.00	-10.00
820 · Copying/Printing/Postage	112.71	75.00	37.71
825 · Legal Fees	0.00	667.00	-667.00
830 · Centennial Services	1,085.00	1,085.00	0.00
831 · Building Management Contractor	903.00	3,400.00	-2,497.00
840 · Admin, Coupons & Education	0.00	8.00	-8.00
841 · Banking Service Charges	19.95	25.00	-5.05
842 · Web Site Support	0.00	38.00	-38.00
845 · Office Supplies	0.00	21.00	-21.00
846 · Pop Machine Expenses	0.00	33.00	-33.00
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	79.67	100.00	-20.33
855 · Office Phone & DSL (5266) - Other	373.27	375.00	-1.73
Total 855 · Office Phone & DSL (5266)	<u>452.94</u>	<u>475.00</u>	<u>-22.06</u>
860 · Administration Contingency	0.00	261.16	-261.16
Total ADMINISTRATION	<u>2,573.60</u>	<u>8,490.16</u>	<u>-5,916.56</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	0.00	917.00	-917.00
505c · Bird and Pest Control	100.00	188.00	-88.00
505d · Pool Maintenance	0.00	650.00	-650.00
505e · Garage, Parking Lot, Grounds	0.00	250.00	-250.00
505f · Unit 101	0.00	42.00	-42.00
505g · Manager Office	0.00	167.00	-167.00
505h · Building Maintenance Contingenc	0.00	323.83	-323.83
505k · Roof	0.00	250.00	-250.00
505m · Maintenance Coordinator	2,880.00	200.00	2,680.00
505n · Maintenance Contractor	0.00	3,813.00	-3,813.00
Total 505 · Building Maintenance	<u>2,980.00</u>	<u>6,800.83</u>	<u>-3,820.83</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	2,946.00	2,946.00	0.00
530b · Professional Carpet Cleaning	0.00	145.00	-145.00
530c · Janitorial Contingency	0.00	62.00	-62.00
Total 530 · Janitorial	<u>2,946.00</u>	<u>3,153.00</u>	<u>-207.00</u>

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535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	0.00	250.00	-250.00
535b · Tree Maintenance	0.00	67.00	-67.00
535c · Gardening Group	0.00	117.00	-117.00
535d · Irrigation System	0.00	21.00	-21.00
535e · Foliage Contingency	0.00	23.00	-23.00
Total 535 · Foliage (Plants) Maintenance	<u>0.00</u>	<u>478.00</u>	<u>-478.00</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	83.00	-83.00
540b · Professional Plumbing Repairs	129.50	417.00	-287.50
540c · Drain Pipe Repairs	0.00	917.00	-917.00
540d · Plumbing Contingency	0.00	213.00	-213.00
Total 540 · Plumbers & Drain Clean	<u>129.50</u>	<u>1,630.00</u>	<u>-1,500.50</u>
550 · Snow Removal			
550a · Snow Removal	0.00	400.00	-400.00
550b · Snow Removal Contingency	0.00	40.00	-40.00
Total 550 · Snow Removal	<u>0.00</u>	<u>440.00</u>	<u>-440.00</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	619.68	700.00	-80.32
565b · Elevator Other	0.00	333.00	-333.00
565c · Contingency-Elevator	0.00	52.00	-52.00
Total 565 · Elevator Maintenance	<u>619.68</u>	<u>1,085.00</u>	<u>-465.32</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	63.00	-63.00
575b · Alarm Maintenance	-1,474.30	250.00	-1,724.30
575c · Door King Intercom	0.00	63.00	-63.00
575d · Fob DNA Camera System	0.00	8.00	-8.00
575e · Contingency-Security	0.00	19.00	-19.00
Total 575 · Fire, Security, & Intercom	<u>-1,474.30</u>	<u>403.00</u>	<u>-1,877.30</u>
Total CONTRACT LABOR	<u>5,200.88</u>	<u>13,989.83</u>	<u>-8,788.95</u>
Social & 12th Floor Expenses			
650s · Spaces	0.00	333.00	-333.00
655 · 12th Floor	-2,788.98	125.00	-2,913.98
656 · Social Contingency	0.00	23.00	-23.00
Total Social & 12th Floor Expenses	<u>-2,788.98</u>	<u>481.00</u>	<u>-3,269.98</u>
SUPPLIES			
605 · Building Maintenance	115.55	292.00	-176.45
610 · Electrical	0.00	17.00	-17.00
615 · Grounds	0.00	50.00	-50.00
625 · Janitorial	40.79	33.00	7.79
635 · Plumbing	0.00	83.00	-83.00
636 · Contingency	0.00	14.00	-14.00
Total SUPPLIES	<u>156.34</u>	<u>489.00</u>	<u>-332.66</u>
Total BUILDING EXPENSE	<u>2,568.24</u>	<u>14,959.83</u>	<u>-12,391.59</u>
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,470.00	-1,470.00
880 · Insurance - Other	616.00	73,500.00	-72,884.00
Total 880 · Insurance	<u>616.00</u>	<u>74,970.00</u>	<u>-74,354.00</u>
Total INSURANCE & INTEREST	<u>616.00</u>	<u>74,970.00</u>	<u>-74,354.00</u>
UTILITIES			
705 · Cable Television (Comcast)	3,526.35	3,350.00	176.35
710 · Electricity	1,397.61	2,200.00	-802.39
715 · Heat / Gas	3,279.07	2,200.00	1,079.07
720 · Storm Drain	0.00	167.00	-167.00
725 · 12th Floor WiFi & Phone (6061)	183.56	167.00	16.56
735 · Trash Remove & Recycle	725.00	700.00	25.00
740 · Water & Sewer	2,151.86	2,200.00	-48.14
741 · Utility Contingency	0.00	220.00	-220.00

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Total UTILITIES	11,263.45	11,204.00	59.45
APPROVED SPECIAL PROJECTS			
662 · Boiler Replacement	2,200.00		
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	0.00	5,000.00	-5,000.00
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	0.00	122,500.00	-122,500.00
677 · 2021 Roof Sp Assessment Work	0.00	96,600.00	-96,600.00
Total APPROVED SPECIAL PROJECTS	<u>2,200.00</u>	<u>242,200.00</u>	<u>-240,000.00</u>
Total Expense	<u>19,221.29</u>	<u>351,823.99</u>	<u>-332,602.70</u>
Net Ordinary Income	32,188.03	-79,159.99	111,348.02
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	10,579.00	10,579.00	0.00
Total Other Income	<u>10,579.00</u>	<u>10,579.00</u>	<u>0.00</u>
Other Expense			
950 · Budgeted Transfers to Reserves			
955 · Elevator Reserve	5,179.00	5,179.00	0.00
950 · Budgeted Transfers to Reserves - Other	5,400.00	5,400.00	0.00
Total 950 · Budgeted Transfers to Reserves	<u>10,579.00</u>	<u>10,579.00</u>	<u>0.00</u>
Total Other Expense	<u>10,579.00</u>	<u>10,579.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>32,188.03</u></u>	<u><u>-79,159.99</u></u>	<u><u>111,348.02</u></u>