

**Lanai Condominium Association**  
**Profit & Loss Budget vs. Actual**  
 January through September 2020

Ordinary Income/Expense	<u>Jan - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>INCOME</b>			
410 · Regular Assessments	426,901.26	428,562.00	-1,660.74
420 · Clubhouse Rental	0.00	990.00	-990.00
425 · Apartment 101 Rental	13,500.00	13,500.00	0.00
430 · Unit Repairs (Reimbursed)	-1,300.00	90.00	-1,390.00
435 · Banking Interest Income	330.94	270.00	60.94
440 · Laundry	3,552.75	7,650.00	-4,097.25
441 · POP Machine	416.40	1,125.00	-708.60
445 · Legal Fees & Late Charges	0.00	90.00	-90.00
450 · Key Fobs & Garage Door Openers	0.00	90.00	-90.00
455 · Fines & Misc. Income	0.00	90.00	-90.00
460 · Move In/Move Out Fees	875.00	1,800.00	-925.00
465 · Parking Space Rental	1,633.34	3,150.00	-1,516.66
475 · Storage Unit Rental	1,620.00	2,160.00	-540.00
<b>Total INCOME</b>	<u>447,529.69</u>	<u>459,567.00</u>	<u>-12,037.31</u>
<b>Total Income</b>	<u>447,529.69</u>	<u>459,567.00</u>	<u>-12,037.31</u>
<b>Gross Profit</b>	<u>447,529.69</u>	<u>459,567.00</u>	<u>-12,037.31</u>
<b>Expense</b>			
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	315.00	675.00	-360.00
805 · Accounting & Tax Prep	40.00	200.00	-160.00
806 · Annual Audit	2,100.00	2,300.00	-200.00
815 · Bad Debts	0.00	225.00	-225.00
820 · Copying/Printing/Postage	607.48	1,080.00	-472.52
825 · Legal Fees	5,049.00	9,000.00	-3,951.00
830 · Centennial Services	9,840.00	9,765.00	75.00
835 · Mileage & Gasoline	0.00	90.00	-90.00
840 · Admin, Coupons & Education	89.13	180.00	-90.87
841 · Banking Service Charges	205.01	450.00	-244.99
842 · Web Site Support	447.15	720.00	-272.85
845 · Office Supplies	31.40	540.00	-508.60
846 · Pop Machine Expenses	686.28	360.00	326.28
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	472.38	900.00	-427.62
855 · Office Phone & DSL (5266) - Other	2,978.84	3,375.00	-396.16
<b>Total 855 · Office Phone &amp; DSL (5266)</b>	<u>3,451.22</u>	<u>4,275.00</u>	<u>-823.78</u>
860 · Administration Contingency	38.97	1,493.00	-1,454.03
<b>Total ADMINISTRATION</b>	<u>22,900.64</u>	<u>31,353.00</u>	<u>-8,452.36</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 · Building Maintenance			
505a · HVAC (Haynes)	34,435.00	10,800.00	23,635.00
505b · Swamp Coolers	0.00	450.00	-450.00
505c · Bird and Pest Control	1,600.00	900.00	700.00
505d · Pool Maintenance	0.00	5,850.00	-5,850.00
505e · Garage, Parking Lot, Grounds	1,162.91	9,000.00	-7,837.09
505f · Unit 101	0.00	1,800.00	-1,800.00
505g · Manager Office	0.00	360.00	-360.00
505h · Building Maintenance Contingenc	7,670.11	1,683.00	5,987.11
505i · Natural Gas Line (kitchens)	0.00	0.00	0.00
505j · Sewer Catastrophe	0.00	0.00	0.00
505k · Roof	6,016.00	4,500.00	1,516.00
<b>Total 505 · Building Maintenance</b>	<u>50,884.02</u>	<u>35,343.00</u>	<u>15,541.02</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	22,888.00	26,100.00	-3,212.00
530b · Professional Carpet Cleaning	751.50	1,350.00	-598.50
530c · Janitorial Contingency	0.00	549.00	-549.00

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Total 530 · Janitorial	23,639.50	27,999.00	-4,359.50
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	4,420.05	1,350.00	3,070.05
535b · Tree Maintenance	0.00	1,350.00	-1,350.00
535c · Gardening Group	359.38	900.00	-540.62
535d · Irrigation System	230.21	450.00	-219.79
535e · Foliage Contingency	0.00	207.00	-207.00
Total 535 · Foliage (Plants) Maintenance	<u>5,009.64</u>	<u>4,257.00</u>	<u>752.64</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	934.50	2,160.00	-1,225.50
540b · Professional Plumbing Repairs	7,692.89	9,000.00	-1,307.11
540c · Plumbing Contingency	0.00	1,674.00	-1,674.00
Total 540 · Plumbers & Drain Clean	<u>8,627.39</u>	<u>12,834.00</u>	<u>-4,206.61</u>
550 · Snow Removal			
550a · Snow Removal	3,091.00	3,600.00	-509.00
550b · Snow Removal Contingency	0.00	360.00	-360.00
Total 550 · Snow Removal	<u>3,091.00</u>	<u>3,960.00</u>	<u>-869.00</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	6,718.08	5,940.00	778.08
565b · Elevator Other	3,397.00	3,150.00	247.00
565c · Contingency-Elevator	0.00	459.00	-459.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	<u>10,115.08</u>	<u>9,549.00</u>	<u>566.08</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	229.90	1,440.00	-1,210.10
575b · Alarm Maintenance	3,428.60	4,050.00	-621.40
575c · Door King Intercom	3,904.51	225.00	3,679.51
575d · Fob DNA Camera System	0.00	90.00	-90.00
575e · Contingency-Security	0.00	288.00	-288.00
Total 575 · Fire, Security, & Intercom	<u>7,563.01</u>	<u>6,093.00</u>	<u>1,470.01</u>
Total CONTRACT LABOR	<u>108,929.64</u>	<u>100,035.00</u>	<u>8,894.64</u>
Social & 12th Floor Expenses			
653 · Socials Activities	0.00	1,125.00	-1,125.00
655 · 12th Floor	845.00	3,600.00	-2,755.00
656 · Special Projects Contingency	0.00	234.00	-234.00
Total Social & 12th Floor Expenses	<u>845.00</u>	<u>4,959.00</u>	<u>-4,114.00</u>
SUPPLIES			
580 · Individual Unit Repairs	9,198.87		
605 · Building Maintenance	6,265.58	2,700.00	3,565.58
610 · Electrical	0.00	450.00	-450.00
615 · Grounds	344.86	1,350.00	-1,005.14
625 · Janitorial	240.21	675.00	-434.79
635 · Plumbing	0.00	1,800.00	-1,800.00
636 · Contingency	0.00	351.00	-351.00
Total SUPPLIES	<u>16,049.52</u>	<u>7,326.00</u>	<u>8,723.52</u>
Total BUILDING EXPENSE	<u>125,824.16</u>	<u>112,320.00</u>	<u>13,504.16</u>
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,400.00	-1,400.00
880 · Insurance - Other	63,720.53	63,764.00	-43.47
Total 880 · Insurance	<u>63,720.53</u>	<u>65,164.00</u>	<u>-1,443.47</u>
Total INSURANCE & INTEREST	<u>63,720.53</u>	<u>65,164.00</u>	<u>-1,443.47</u>
PAYROLL and BENEFITS			
Workers Compensation	0.00	0.00	0.00
750 · Office Mgr Salary	19,800.00	19,800.00	0.00
751 · Res Mgr Health Benefits	0.00	0.00	0.00
761 · Federal Unemployment Tax	0.00	0.00	0.00
762 · FICA paid by ER (SS)	0.00	0.00	0.00
763 · State UTR	0.00	0.00	0.00

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764 · Denver OPT	0.00	0.00	0.00
765 · FICA Medicare	0.00	0.00	0.00
890 · Maintenance Coordinator	15,390.00	14,580.00	810.00
770 · Payroll Processingt Exp [ADP]	45.56	829.01	-783.45
771 · Contract Labor	0.00	2,250.00	-2,250.00
891 · Payroll Contingency	0.00	1,836.00	-1,836.00
<b>Total PAYROLL and BENEFITS</b>	<u>35,235.56</u>	<u>39,295.01</u>	<u>-4,059.45</u>
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	31,521.62	30,150.00	1,371.62
710 · Electricity	21,165.43	19,800.00	1,365.43
715 · Heat / Gas	19,189.21	19,800.00	-610.79
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Phone (6061)	1,482.14	1,530.00	-47.86
735 · Trash Remove & Recycle	6,300.00	6,300.00	0.00
740 · Water & Sewer	22,024.58	19,800.00	2,224.58
741 · Utility Contingency	0.00	1,988.00	-1,988.00
<b>Total UTILITIES</b>	<u>101,682.98</u>	<u>101,568.00</u>	<u>114.98</u>
<b>APPROVED SPECIAL PROJECTS</b>			
660 · Asbestos Mitigation-pipes	0.00	0.00	0.00
661 · Pool	0.00	0.00	0.00
662 · Boiler Replacement	29,992.11	0.00	29,992.11
663 · Pipes and Ducts	0.00	0.00	0.00
664 · Project oversight	0.00	0.00	0.00
665 · Fire Caulking	0.00	0.00	0.00
667 · Drywall	0.00	0.00	0.00
675a · 12th Floor Carpet and Paint	19,352.65	6,000.00	13,352.65
675b · Natural Gas Lines (Kitchens)	1,800.00	10,000.00	-8,200.00
675c · Outdoor Furniture / Grill	8,404.20	7,000.00	1,404.20
675d · Managers Office (Paint & PC)	646.57	3,000.00	-2,353.43
675e · Elevator Doors	17,327.00	16,000.00	1,327.00
675f · Pool Fencing	5,650.00	14,500.00	-8,850.00
675g · Contingency-Special Projects	3,582.67	5,650.00	-2,067.33
APPROVED SPECIAL PROJECTS - Other	0.00	0.00	0.00
<b>Total APPROVED SPECIAL PROJECTS</b>	<u>86,755.20</u>	<u>62,150.00</u>	<u>24,605.20</u>
<b>Total Expense</b>	<u>436,119.07</u>	<u>411,850.01</u>	<u>24,269.06</u>
<b>Net Ordinary Income</b>	<u>11,410.62</u>	<u>47,716.99</u>	<u>-36,306.37</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	40,816.00	45,918.00	-5,102.00
<b>Total Other Income</b>	<u>40,816.00</u>	<u>45,918.00</u>	<u>-5,102.00</u>
<b>Other Expense</b>			
950 · Transfers to Reserves	40,816.00	45,918.00	-5,102.00
<b>Total Other Expense</b>	<u>40,816.00</u>	<u>45,918.00</u>	<u>-5,102.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>11,410.62</u></u>	<u><u>47,716.99</u></u>	<u><u>-36,306.37</u></u>