

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

Ordinary Income/Expense	<u>Jan - May 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	236,479.98	238,090.00	-1,610.02
420 · Clubhouse Rental	0.00	550.00	-550.00
425 · Apartment 101 Rental	7,500.00	7,500.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	50.00	-50.00
435 · Banking Interest Income	183.16	150.00	33.16
440 · Laundry	1,505.00	4,250.00	-2,745.00
441 · POP Machine	193.70	625.00	-431.30
445 · Legal Fees & Late Charges	0.00	50.00	-50.00
450 · Key Fobs & Garage Door Openers	0.00	50.00	-50.00
455 · Fines & Misc. Income	0.00	50.00	-50.00
460 · Move In/Move Out Fees	350.00	1,000.00	-650.00
465 · Parking Space Rental	350.00	1,750.00	-1,400.00
475 · Storage Unit Rental	1,120.00	1,200.00	-80.00
Total INCOME	<u>247,681.84</u>	<u>255,315.00</u>	<u>-7,633.16</u>
Total Income	<u>247,681.84</u>	<u>255,315.00</u>	<u>-7,633.16</u>
Gross Profit	<u>247,681.84</u>	<u>255,315.00</u>	<u>-7,633.16</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	315.00	375.00	-60.00
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	125.00	-125.00
820 · Copying/Printing/Postage	425.28	600.00	-174.72
825 · Legal Fees	2,040.00	5,000.00	-2,960.00
830 · Centennial Services	5,500.00	5,425.00	75.00
835 · Mileage & Gasoline	0.00	50.00	-50.00
840 · Admin, Coupons & Education	89.13	100.00	-10.87
841 · Banking Service Charges	85.21	250.00	-164.79
842 · Web Site Support	71.88	400.00	-328.12
845 · Office Supplies	31.40	300.00	-268.60
846 · Pop Machine Expenses	604.97	200.00	404.97
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	472.38	500.00	-27.62
855 · Office Phone & DSL (5266) - Other	1,852.28	1,875.00	-22.72
Total 855 · Office Phone & DSL (5266)	<u>2,324.66</u>	<u>2,375.00</u>	<u>-50.34</u>
860 · Administration Contingency	38.97	885.00	-846.03
Total ADMINISTRATION	<u>13,666.50</u>	<u>18,585.00</u>	<u>-4,918.50</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	1,635.00	6,000.00	-4,365.00
505b · Swamp Coolers	0.00	250.00	-250.00
505c · Bird and Pest Control	500.00	500.00	0.00
505d · Pool Maintenance	0.00	3,250.00	-3,250.00
505e · Garage, Parking Lot, Grounds	172.91	5,000.00	-4,827.09
505f · Unit 101	0.00	1,000.00	-1,000.00
505g · Manager Office	0.00	200.00	-200.00
505h · Building Maintenance Contingenc	1,105.00	935.00	170.00
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	2,500.00	3,516.00
Total 505 · Building Maintenance	<u>9,428.91</u>	<u>19,635.00</u>	<u>-10,206.09</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	11,104.00	14,500.00	-3,396.00
530b · Professional Carpet Cleaning	0.00	750.00	-750.00
530c · Janitorial Contingency	0.00	305.00	-305.00

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

	<u>Jan - May 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total 530 · Janitorial	11,104.00	15,555.00	-4,451.00
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	844.52	750.00	94.52
535b · Tree Maintenance	0.00	750.00	-750.00
535c · Gardening Group	0.00	500.00	-500.00
535d · Irrigation System	94.07	250.00	-155.93
535e · Foliage Contingency	0.00	115.00	-115.00
Total 535 · Foliage (Plants) Maintenance	<u>938.59</u>	<u>2,365.00</u>	<u>-1,426.41</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	1,200.00	-1,200.00
540b · Professional Plumbing Repairs	5,078.39	5,000.00	78.39
540c · Plumbing Contingency	0.00	930.00	-930.00
Total 540 · Plumbers & Drain Clean	<u>5,078.39</u>	<u>7,130.00</u>	<u>-2,051.61</u>
550 · Snow Removal			
550a · Snow Removal	3,091.00	2,000.00	1,091.00
550b · Snow Removal Contingency	0.00	200.00	-200.00
Total 550 · Snow Removal	<u>3,091.00</u>	<u>2,200.00</u>	<u>891.00</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	4,859.04	3,300.00	1,559.04
565b · Elevator Other	2,797.00	1,750.00	1,047.00
565c · Contingency-Elevator	0.00	255.00	-255.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
Total 565 · Elevator Maintenance	<u>7,656.04</u>	<u>5,305.00</u>	<u>2,351.04</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	800.00	-800.00
575b · Alarm Maintenance	0.00	2,250.00	-2,250.00
575c · Door King Intercom	3,540.61	125.00	3,415.61
575d · Fob DNA Camera System	0.00	50.00	-50.00
575e · Contingency-Security	0.00	160.00	-160.00
Total 575 · Fire, Security, & Intercom	<u>3,540.61</u>	<u>3,385.00</u>	<u>155.61</u>
Total CONTRACT LABOR	<u>40,837.54</u>	<u>55,575.00</u>	<u>-14,737.46</u>
Social & 12th Floor Expenses			
650 · Painting	1,200.00		
653 · Socials Activities	0.00	625.00	-625.00
655 · 12th Floor	245.00	2,000.00	-1,755.00
656 · Special Projects Contingency	0.00	130.00	-130.00
Total Social & 12th Floor Expenses	<u>1,445.00</u>	<u>2,755.00</u>	<u>-1,310.00</u>
SUPPLIES			
605 · Building Maintenance	3,386.38	1,500.00	1,886.38
610 · Electrical	0.00	250.00	-250.00
615 · Grounds	344.86	750.00	-405.14
625 · Janitorial	188.22	375.00	-186.78
635 · Plumbing	0.00	1,000.00	-1,000.00
636 · Contingency	0.00	195.00	-195.00
Total SUPPLIES	<u>3,919.46</u>	<u>4,070.00</u>	<u>-150.54</u>
Total BUILDING EXPENSE	<u>46,202.00</u>	<u>62,400.00</u>	<u>-16,198.00</u>
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,400.00	-1,400.00
880 · Insurance - Other	38,414.49	38,820.00	-405.51
Total 880 · Insurance	<u>38,414.49</u>	<u>40,220.00</u>	<u>-1,805.51</u>
Total INSURANCE & INTEREST	<u>38,414.49</u>	<u>40,220.00</u>	<u>-1,805.51</u>
PAYROLL and BENEFITS			
Workers Compensation	0.00	0.00	0.00
750 · Office Mgr Salary	11,000.00	11,000.00	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 UETR	0.00	0.00	0.00

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

	<u>Jan - May 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
764 · Denver OPT	0.00	0.00	0.00
765 · FICA Medicare	0.00	0.00	0.00
890 · Maintenance Coordinator	8,100.00	8,100.00	0.00
770 · Payroll Processingt Exp [ADP]	45.56	497.45	-451.89
771 · Contract Labor	0.00	1,250.00	-1,250.00
891 · Payroll Contingency	0.00	1,020.00	-1,020.00
Total PAYROLL and BENEFITS	<u>19,145.56</u>	<u>21,867.45</u>	<u>-2,721.89</u>
UTILITIES			
705 · Cable Television (Comcast)	17,415.77	16,750.00	665.77
710 · Electricity	5,590.36	11,000.00	-5,409.64
715 · Heat / Gas	13,129.81	11,000.00	2,129.81
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Pphone (6061)	917.99	850.00	67.99
735 · Trash Remove & Recycle	3,500.00	3,500.00	0.00
740 · Water & Sewer	8,538.54	11,000.00	-2,461.46
741 · Utility Contingency	0.00	1,124.00	-1,124.00
Total UTILITIES	<u>49,092.47</u>	<u>57,424.00</u>	<u>-8,331.53</u>
APPROVED SPECIAL PROJECTS			
660 · Asbestos Mitigation-pipes	0.00	0.00	0.00
661 · Pool	0.00	0.00	0.00
662 · Boiler Replacement	28,009.11	0.00	28,009.11
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	0.00	6,000.00	-6,000.00
675b · Natural Gas Lines (Kitchens)	1,800.00	10,000.00	-8,200.00
675c · Outdoor Furniture / Grill	4,885.00	7,000.00	-2,115.00
675d · Managers Office (Paint & PC)	0.00	3,000.00	-3,000.00
675e · Elevator Doors	17,327.00	16,000.00	1,327.00
675f · Pool Fencing	5,470.00	14,500.00	-9,030.00
675g · Contingency-Special Projects	550.00	5,650.00	-5,100.00
APPROVED SPECIAL PROJECTS - Other	0.00	0.00	0.00
Total APPROVED SPECIAL PROJECTS	<u>58,041.11</u>	<u>62,150.00</u>	<u>-4,108.89</u>
Total Expense	<u>224,562.13</u>	<u>262,646.45</u>	<u>-38,084.32</u>
Net Ordinary Income	<u>23,119.71</u>	<u>-7,331.45</u>	<u>30,451.16</u>
Other Income/Expense			
Other Income			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	25,510.00	25,510.00	0.00
Total Other Income	<u>25,510.00</u>	<u>25,510.00</u>	<u>0.00</u>
Other Expense			
950 · Transfers to Reserves	25,510.00	25,510.00	0.00
Total Other Expense	<u>25,510.00</u>	<u>25,510.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>23,119.71</u></u>	<u><u>-7,331.45</u></u>	<u><u>30,451.16</u></u>