

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

Ordinary Income/Expense	<u>Jan - Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>INCOME</b>			
410 · Regular Assessments	284,081.55	285,708.00	-1,626.45
420 · Clubhouse Rental	0.00	660.00	-660.00
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	217.95	180.00	37.95
440 · Laundry	4,152.75	5,100.00	-947.25
441 · POP Machine	416.40	750.00	-333.60
445 · Legal Fees & Late Charges	0.00	60.00	-60.00
450 · Key Fobs & Garage Door Openers	0.00	60.00	-60.00
455 · Fines & Misc. Income	0.00	60.00	-60.00
460 · Move In/Move Out Fees	350.00	1,200.00	-850.00
465 · Parking Space Rental	500.00	2,100.00	-1,600.00
475 · Storage Unit Rental	1,260.00	1,440.00	-180.00
<b>Total INCOME</b>	<u>299,978.65</u>	<u>306,378.00</u>	<u>-6,399.35</u>
<b>Total Income</b>	<u>299,978.65</u>	<u>306,378.00</u>	<u>-6,399.35</u>
<b>Gross Profit</b>	<u>299,978.65</u>	<u>306,378.00</u>	<u>-6,399.35</u>
<b>Expense</b>			
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	315.00	450.00	-135.00
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	150.00	-150.00
820 · Copying/Printing/Postage	451.78	720.00	-268.22
825 · Legal Fees	2,040.00	6,000.00	-3,960.00
830 · Centennial Services	6,585.00	6,510.00	75.00
835 · Mileage & Gasoline	0.00	60.00	-60.00
840 · Admin, Coupons & Education	89.13	120.00	-30.87
841 · Banking Service Charges	100.16	300.00	-199.84
842 · Web Site Support	447.15	480.00	-32.85
845 · Office Supplies	31.40	360.00	-328.60
846 · Pop Machine Expenses	604.97	240.00	364.97
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	472.38	600.00	-127.62
855 · Office Phone & DSL (5266) - Other	2,230.48	2,250.00	-19.52
<b>Total 855 · Office Phone &amp; DSL (5266)</b>	<u>2,702.86</u>	<u>2,850.00</u>	<u>-147.14</u>
860 · Administration Contingency	685.54	1,037.00	-351.46
<b>Total ADMINISTRATION</b>	<u>16,192.99</u>	<u>21,777.00</u>	<u>-5,584.01</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 · Building Maintenance			
505a · HVAC (Haynes)	1,635.00	7,200.00	-5,565.00
505b · Swamp Coolers	0.00	300.00	-300.00
505c · Bird and Pest Control	600.00	600.00	0.00
505d · Pool Maintenance	0.00	3,900.00	-3,900.00
505e · Garage, Parking Lot, Grounds	172.91	6,000.00	-5,827.09
505f · Unit 101	0.00	1,200.00	-1,200.00
505g · Manager Office	0.00	240.00	-240.00
505h · Building Maintenance Contingenc	1,105.00	1,122.00	-17.00
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	3,000.00	3,016.00
<b>Total 505 · Building Maintenance</b>	<u>9,528.91</u>	<u>23,562.00</u>	<u>-14,033.09</u>
530 · Janitorial			
530a · Contract Services (Janitorial)	16,996.00	17,400.00	-404.00
530b · Professional Carpet Cleaning	0.00	900.00	-900.00
530c · Janitorial Contingency	0.00	366.00	-366.00

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<b>Total 530 · Janitorial</b>	16,996.00	18,666.00	-1,670.00
<b>535 · Foliage (Plants) Maintenance</b>			
535a · Landscaping (grass)	1,017.77	900.00	117.77
535b · Tree Maintenance	0.00	900.00	-900.00
535c · Gardening Group	359.38	600.00	-240.62
535d · Irrigation System	230.21	300.00	-69.79
535e · Foliage Contingency	0.00	138.00	-138.00
<b>Total 535 · Foliage (Plants) Maintenance</b>	<u>1,607.36</u>	<u>2,838.00</u>	<u>-1,230.64</u>
<b>540 · Plumbers &amp; Drain Clean</b>			
540a · Drain Cleaning	400.00	1,440.00	-1,040.00
540b · Professional Plumbing Repairs	5,078.39	6,000.00	-921.61
540c · Plumbing Contingency	0.00	1,116.00	-1,116.00
<b>Total 540 · Plumbers &amp; Drain Clean</b>	<u>5,478.39</u>	<u>8,556.00</u>	<u>-3,077.61</u>
<b>550 · Snow Removal</b>			
550a · Snow Removal	3,091.00	2,400.00	691.00
550b · Snow Removal Contingency	0.00	240.00	-240.00
<b>Total 550 · Snow Removal</b>	<u>3,091.00</u>	<u>2,640.00</u>	<u>451.00</u>
<b>565 · Elevator Maintenance</b>			
565a · Elevator Monthly Contract	4,859.04	3,960.00	899.04
565b · Elevator Other	2,797.00	2,100.00	697.00
565c · Contingency-Elevator	0.00	306.00	-306.00
565 · Elevator Maintenance - Other	0.00	0.00	0.00
<b>Total 565 · Elevator Maintenance</b>	<u>7,656.04</u>	<u>6,366.00</u>	<u>1,290.04</u>
<b>575 · Fire, Security, &amp; Intercom</b>			
575a · Alarm Monitoring	0.00	960.00	-960.00
575b · Alarm Maintenance	223.75	2,700.00	-2,476.25
575c · Door King Intercom	3,540.61	150.00	3,390.61
575d · Fob DNA Camera System	0.00	60.00	-60.00
575e · Contingency-Security	0.00	192.00	-192.00
<b>Total 575 · Fire, Security, &amp; Intercom</b>	<u>3,764.36</u>	<u>4,062.00</u>	<u>-297.64</u>
<b>Total CONTRACT LABOR</b>	<u>48,122.06</u>	<u>66,690.00</u>	<u>-18,567.94</u>
<b>Social &amp; 12th Floor Expenses</b>			
650 · Painting	1,200.00		
653 · Socials Activities	0.00	750.00	-750.00
655 · 12th Floor	245.00	2,400.00	-2,155.00
656 · Special Projects Contingency	0.00	156.00	-156.00
<b>Total Social &amp; 12th Floor Expenses</b>	<u>1,445.00</u>	<u>3,306.00</u>	<u>-1,861.00</u>
<b>SUPPLIES</b>			
580 · Individual Unit Repairs	4,180.00		
605 · Building Maintenance	4,446.82	1,800.00	2,646.82
610 · Electrical	0.00	300.00	-300.00
615 · Grounds	344.86	900.00	-555.14
625 · Janitorial	188.22	450.00	-261.78
635 · Plumbing	0.00	1,200.00	-1,200.00
636 · Contingency	0.00	234.00	-234.00
<b>Total SUPPLIES</b>	<u>9,159.90</u>	<u>4,884.00</u>	<u>4,275.90</u>
<b>Total BUILDING EXPENSE</b>	<u>58,726.96</u>	<u>74,880.00</u>	<u>-16,153.04</u>
<b>INSURANCE &amp; INTEREST</b>			
880 · Insurance			
880a · Insurance Contingency	0.00	1,400.00	-1,400.00
880 · Insurance - Other	44,741.00	45,056.00	-315.00
<b>Total 880 · Insurance</b>	<u>44,741.00</u>	<u>46,456.00</u>	<u>-1,715.00</u>
<b>Total INSURANCE &amp; INTEREST</b>	<u>44,741.00</u>	<u>46,456.00</u>	<u>-1,715.00</u>
<b>PAYROLL and BENEFITS</b>			
Workers Compensation	0.00	0.00	0.00
750 · Office Mgr Salary	13,200.00	13,200.00	0.00
890 · Maintenance Coordinator	9,720.00	9,720.00	0.00
770 · Payroll Processing Exp [ADP]	45.56	576.59	-531.03
771 · Contract Labor	0.00	1,500.00	-1,500.00

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891 · Payroll Contingency	0.00	1,224.00	-1,224.00
<b>Total PAYROLL and BENEFITS</b>	<u>22,965.56</u>	<u>26,220.59</u>	<u>-3,255.03</u>
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	20,942.12	20,100.00	842.12
710 · Electricity	8,422.55	13,200.00	-4,777.45
715 · Heat / Gas	15,201.04	13,200.00	2,001.04
720 · Storm Drain	0.00	2,200.00	-2,200.00
725 · 12th Floor WiFi & Pphone (6061)	1,295.09	1,020.00	275.09
735 · Trash Remove & Recycle	4,200.00	4,200.00	0.00
740 · Water & Sewer	14,286.18	13,200.00	1,086.18
741 · Utility Contingency	0.00	1,340.00	-1,340.00
<b>Total UTILITIES</b>	<u>64,346.98</u>	<u>68,460.00</u>	<u>-4,113.02</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	33,984.11	0.00	33,984.11
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	8,404.20	7,000.00	1,404.20
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	5,650.00	14,500.00	-8,850.00
675g · Contingency-Special Projects	550.00	5,650.00	-5,100.00
<b>APPROVED SPECIAL PROJECTS - Other</b>	0.00	0.00	0.00
<b>Total APPROVED SPECIAL PROJECTS</b>	<u>67,715.31</u>	<u>62,150.00</u>	<u>5,565.31</u>
<b>Total Expense</b>	<u>274,688.80</u>	<u>299,943.59</u>	<u>-25,254.79</u>
<b>Net Ordinary Income</b>	<u>25,289.85</u>	<u>6,434.41</u>	<u>18,855.44</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
998 · Special Assessment Revenue	0.00	0.00	0.00
70000 · Transfers from Operating	30,612.00	30,612.00	0.00
<b>Total Other Income</b>	<u>30,612.00</u>	<u>30,612.00</u>	<u>0.00</u>
<b>Other Expense</b>			
950 · Transfers to Reserves	30,612.00	30,612.00	0.00
<b>Total Other Expense</b>	<u>30,612.00</u>	<u>30,612.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>25,289.85</u></u>	<u><u>6,434.41</u></u>	<u><u>18,855.44</u></u>