

Lanai Condominium Association
Profit & Loss Budget Overview
 January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
INCOME	
410 · Regular Assessments	510,192.00
415 · Transfer to Reserves	61,224.00
420 · Clubhouse Rental	1,320.00
425 · Apartment 101 Rental	18,000.00
430 · Unit Repairs (Reimbursed)	120.00
435 · Banking Interest Income	360.00
440 · Laundry	10,200.00
441 · POP Machine	1,500.00
445 · Legal Fees & Late Charges	120.00
450 · Key Fobs & Garage Door Openers	120.00
455 · Fines & Misc. Income	120.00
460 · Move In/Move Out Fees	2,400.00
465 · Parking Space Rental	4,200.00
475 · Storage Unit Rental	2,880.00
Total INCOME	612,756.00
Total Income	612,756.00
Gross Profit	612,756.00
Expense	
ADMINISTRATION	
585 · Licenses and Permits	900.00
805 · Accounting & Tax Prep	200.00
806 · Annual Audit	2,300.00
815 · Bad Debts	300.00
820 · Copying/Printing/Postage	1,440.00
825 · Legal Fees	12,000.00
830 · Centennial Services	13,020.00
835 · Mileage & Gasoline	120.00
840 · Admin, Coupons & Education	240.00
841 · Banking Service Charges	600.00
842 · Web Site Support	960.00
845 · Office Supplies	720.00
846 · Pop Machine Expenses	480.00
855 · Office Phone & DSL	
855a · Lanai Cell Phone (Verizon)	1,200.00
855 · Office Phone & DSL - Other	4,500.00
Total 855 · Office Phone & DSL	5,700.00
860 · Administration Contingency	1,949.00
Total ADMINISTRATION	40,929.00
BUILDING EXPENSE	
CONTRACT LABOR	
505 · Building Maintenance	
505a · HVAC (Haynes)	14,400.00
505b · Swamp Coolers	600.00
505c · Bird and Pest Control	1,200.00
505d · Pool Maintenance	7,800.00
505e · Garage, Parking Lot, Grounds	12,000.00
505f · Unit 101	2,400.00
505g · Manager Office	480.00
505h · Building Maintenance Contingenc	2,244.00
505k · Roof	6,000.00
Total 505 · Building Maintenance	47,124.00

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530 - Janitorial	
530a - Contract Services (Janitorial)	34,800.00
530b - Professional Carpet Cleaning	1,800.00
530c - Janitorial Contingency	732.00
Total 530 - Janitorial	<u>37,332.00</u>
535 - Foliage (Plants) Maintenance	
535a - Landscaping (grass)	1,800.00
535b - Tree Maintenance	1,800.00
535c - Gardening Group	1,200.00
535d - Irrigation System	600.00
535e - Foliage Contingency	276.00
Total 535 - Foliage (Plants) Maintenance	<u>5,676.00</u>
540 - Plumbers & Drain Clean	
540a - Drain Cleaning	2,880.00
540b - Professional Plumbing Repairs	12,000.00
540c - Plumbing Contingency	2,232.00
Total 540 - Plumbers & Drain Clean	<u>17,112.00</u>
550 - Snow Removal	
550a - Snow Removal	4,800.00
550b - Snow Removal Contingency	480.00
Total 550 - Snow Removal	<u>5,280.00</u>
565 - Elevator Maintenance	
565a - Elevator Monthly Contract	7,920.00
565b - Elevator Other	4,200.00
565c - Contingency-Elevator	612.00
Total 565 - Elevator Maintenance	12,732.00
575 - Fire, Security, & Intercom	
575a - Alarm Monitoring	1,920.00
575b - Alarm Maintenance	5,400.00
575c - Door King Intercom	300.00
575d - Fob DNA Camera System	120.00
575e - Contingency-Security	384.00
Total 575 - Fire, Security, & Intercom	<u>8,124.00</u>
Total CONTRACT LABOR	<u>133,380.00</u>
Social & 12th Floor Expenses	
653 - Socials Activities	1,500.00
655 - 12th Floor	4,800.00
656 - Special Projects Contingency	312.00
Total Social & 12th Floor Expenses	<u>6,612.00</u>
SUPPLIES	
605 - Building Maintenance	3,600.00
610 - Electrical	600.00
615 - Grounds	1,800.00
625 - Janitorial	900.00
635 - Plumbing	2,400.00
636 - Contingency	468.00
Total SUPPLIES	<u>9,768.00</u>
Total BUILDING EXPENSE	<u>149,760.00</u>
INSURANCE & INTEREST	
880 - Insurance	
880a - Insurance Contingency	1,400.00
880 - Insurance - Other	70,000.00
Total 880 - Insurance	<u>71,400.00</u>
Total INSURANCE & INTEREST	<u>71,400.00</u>

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PAYROLL and BENEFITS	
Workers Compensation	0.00
750 · Res Mgr Salary	26,400.00
890 · Maintenance Coordinator	19,440.00
891 · Payroll Contingency	2,448.00
Total PAYROLL and BENEFITS	48,288.00
RESIDENT MANAGER OTHER	
770 · Payroll Processingt Exp [ADP]	1,041.86
771 · Contract Labor	3,000.00
Total RESIDENT MANAGER OTHER	4,041.86
UTILITIES	
705 · Cable Television (Comcast)	40,200.00
710 · Electricity	26,400.00
715 · Heat / Gas	26,400.00
720 · Storm Drain	2,200.00
725 · 12th Floor WiFi & Telephone	2,040.00
735 · Trash Remove & Recycle	8,400.00
740 · Water & Sewer	26,400.00
741 · Utility Contingency	2,636.00
Total UTILITIES	134,676.00
APPROVED SPECIAL PROJECTS	
675a · 12th Floor Carpet and Paint	6,000.00
675b · Natural Gas Lines (Kitchens)	10,000.00
675c · Outdoor Furniture / Grill	7,000.00
675d · Managers Office (Paint & PC)	3,000.00
675e · Elevator Doors	16,000.00
675f · Pool Fencing	14,500.00
675g · Contingency-Special Projects	5,650.00
APPROVED SPECIAL PROJECTS - Other	0.00
Total APPROVED SPECIAL PROJECTS	62,150.00
Total Expense	511,244.86
Net Ordinary Income	101,511.14
Other Income/Expense	
Other Income	
Total Other Income	0.00
Other Expense	
950 · Transfers to Reserves(BestCase)	101,511.14
Total Other Expense	101,511.14
Net Other Income	-101,511.14
Net Income	0.00