

Lanai Condominium Association
Profit & Loss Budget vs. Actual
 January through August 2021

Ordinary Income/Expense	<u>Jan - Aug 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	400,020.84	403,237.00	-3,216.16
415 · Boiler/Roof Assessments	148,582.52	219,044.00	-70,461.48
416 · Warranty Income	49,665.91		
425 · Apartment 101 Rental	12,300.00	12,000.00	300.00
430 · Unit Repairs (Reimbursed)	0.00	80.00	-80.00
435 · Banking Interest Income	292.07	240.00	52.07
440 · Laundry	3,315.50	6,664.00	-3,348.50
441 · POP Machine	0.00	464.00	-464.00
445 · Legal Fees & Late Charges	441.00	80.00	361.00
450 · Key Fobs & Garage Door Openers	45.00	80.00	-35.00
455 · Fines & Misc. Income	575.00	80.00	495.00
460 · Move In/Move Out Fees	2,625.00	1,600.00	1,025.00
465 · Parking Space Rental	2,150.00	2,800.00	-650.00
475 · Storage Unit Rental	1,370.00	1,600.00	-230.00
Total INCOME	<u>621,382.84</u>	<u>647,969.00</u>	<u>-26,586.16</u>
Total Income	<u>621,382.84</u>	<u>647,969.00</u>	<u>-26,586.16</u>
Gross Profit	<u>621,382.84</u>	<u>647,969.00</u>	<u>-26,586.16</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	576.00	336.00	240.00
805 · Accounting & Tax Prep	150.00	150.00	0.00
806 · Annual Audit	2,200.00	2,200.00	0.00
815 · Bad Debts	0.00	80.00	-80.00
820 · Copying/Printing/Postage	229.25	600.00	-370.75
825 · Legal Fees			
Express Pros	22,516.51		
825 · Legal Fees - Other	9,703.00	5,336.00	4,367.00
Total 825 · Legal Fees	<u>32,219.51</u>	<u>5,336.00</u>	<u>26,883.51</u>
830 · Centennial Services	8,680.00	8,680.00	0.00
831 · Building Management Contractor	18,403.00	20,900.00	-2,497.00
840 · Admin, Coupons & Education	0.00	64.00	-64.00
841 · Banking Service Charges	146.60	200.00	-53.40
842 · Web Site Support	1,107.81	304.00	803.81
845 · Office Supplies	33.43	168.00	-134.57
846 · Pop Machine Expenses	175.00	264.00	-89.00
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	101.82	800.00	-698.18
855 · Office Phone & DSL (5266) - Other	2,654.40	3,000.00	-345.60
Total 855 · Office Phone & DSL (5266)	<u>2,756.22</u>	<u>3,800.00</u>	<u>-1,043.78</u>
860 · Administration Contingency	550.00	2,089.28	-1,539.28
Total ADMINISTRATION	<u>67,226.82</u>	<u>45,171.28</u>	<u>22,055.54</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	15,155.00	7,336.00	7,819.00
505b · Swamp Coolers	19,535.00		
505c · Bird and Pest Control	1,950.00	1,504.00	446.00
505d · Pool Maintenance	471.42	5,200.00	-4,728.58
505e · Garage, Parking Lot, Grounds	2,318.60	2,000.00	318.60
505f · Unit 101	0.00	336.00	-336.00
505g · Manager Office	0.00	1,336.00	-1,336.00
505h · Building Maintenance Contingenc	5,200.00	2,590.64	2,609.36
505k · Roof	18,420.00	2,000.00	16,420.00
505L · Laundry	1,245.89		
505m · Maintenance Coordinator	11,438.61	1,600.00	9,838.61
505n · Maintenance Contractor	32,175.00	30,504.00	1,671.00

Lanai Condominium Association
Profit & Loss Budget vs. Actual
 January through August 2021

	<u>Jan - Aug 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total 505 · Building Maintenance	107,909.52	54,406.64	53,502.88
530 · Janitorial			
530a · Contract Services (Janitorial)	20,622.00	23,568.00	-2,946.00
530b · Professional Carpet Cleaning	1,355.00	1,160.00	195.00
530c · Janitorial Contingency	0.00	496.00	-496.00
Total 530 · Janitorial	<u>21,977.00</u>	<u>25,224.00</u>	<u>-3,247.00</u>
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	0.00	2,000.00	-2,000.00
535b · Tree Maintenance	1,589.00	536.00	1,053.00
535c · Gardening Group	239.30	936.00	-696.70
535d · Irrigation System	0.00	168.00	-168.00
535e · Foliage Contingency	0.00	184.00	-184.00
Total 535 · Foliage (Plants) Maintenance	<u>1,828.30</u>	<u>3,824.00</u>	<u>-1,995.70</u>
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	664.00	-664.00
540b · Professional Plumbing Repairs	6,615.64	3,336.00	3,279.64
540c · Drain Pipe Repairs	1,902.67	7,336.00	-5,433.33
540d · Plumbing Contingency	0.00	1,704.00	-1,704.00
Total 540 · Plumbers & Drain Clean	<u>8,518.31</u>	<u>13,040.00</u>	<u>-4,521.69</u>
550 · Snow Removal			
550a · Snow Removal	0.00	3,200.00	-3,200.00
550b · Snow Removal Contingency	0.00	320.00	-320.00
Total 550 · Snow Removal	<u>0.00</u>	<u>3,520.00</u>	<u>-3,520.00</u>
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	5,059.09	5,600.00	-540.91
565b · Elevator Other	440.00	2,664.00	-2,224.00
565c · Contingency-Elevator	0.00	416.00	-416.00
Total 565 · Elevator Maintenance	<u>5,499.09</u>	<u>8,680.00</u>	<u>-3,180.91</u>
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	273.90	504.00	-230.10
575b · Alarm Maintenance	1,292.37	2,000.00	-707.63
575c · Door King Intercom	0.00	504.00	-504.00
575d · Fob DNA Camera System	0.00	64.00	-64.00
575e · Contingency-Security	1,614.74	152.00	1,462.74
Total 575 · Fire, Security, & Intercom	<u>3,181.01</u>	<u>3,224.00</u>	<u>-42.99</u>
Total CONTRACT LABOR	<u>148,913.23</u>	<u>111,918.64</u>	<u>36,994.59</u>
Social & 12th Floor Expenses			
650s · Spaces	4,297.01	2,664.00	1,633.01
653 · Socials Activities	28.25		
655 · 12th Floor	-2,782.60	1,000.00	-3,782.60
656 · Social Contingency	0.00	184.00	-184.00
Total Social & 12th Floor Expenses	<u>1,542.66</u>	<u>3,848.00</u>	<u>-2,305.34</u>
SUPPLIES			
580 · Individual Unit Repairs	194.29		
605 · Building Maintenance	1,100.26	2,336.00	-1,235.74
610 · Electrical	0.00	136.00	-136.00
615 · Grounds	0.00	400.00	-400.00
625 · Janitorial	306.23	264.00	42.23
635 · Plumbing	0.00	664.00	-664.00
636 · Contingency	0.00	182.00	-182.00
Total SUPPLIES	<u>1,600.78</u>	<u>3,982.00</u>	<u>-2,381.22</u>
Total BUILDING EXPENSE	<u>152,056.67</u>	<u>119,748.64</u>	<u>32,308.03</u>
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,470.00	-1,470.00
880 · Insurance - Other	59,181.49	73,500.00	-14,318.51
Total 880 · Insurance	<u>59,181.49</u>	<u>74,970.00</u>	<u>-15,788.51</u>
Total INSURANCE & INTEREST	<u>59,181.49</u>	<u>74,970.00</u>	<u>-15,788.51</u>
UTILITIES			

Lanai Condominium Association
Profit & Loss Budget vs. Actual
 January through August 2021

	<u>Jan - Aug 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
705 · Cable Television (Comcast)	29,737.14	26,800.00	2,937.14
710 · Electricity	16,562.53	17,600.00	-1,037.47
715 · Heat / Gas	23,210.08	17,600.00	5,610.08
720 · Storm Drain	0.00	1,336.00	-1,336.00
725 · 12th Floor WiFi & Phone (6061)	1,476.46	1,336.00	140.46
735 · Trash Remove & Recycle	5,800.00	5,600.00	200.00
740 · Water & Sewer	17,732.24	17,600.00	132.24
741 · Utility Contingency	0.00	1,760.00	-1,760.00
Total UTILITIES	<u>94,518.45</u>	<u>89,632.00</u>	<u>4,886.45</u>
APPROVED SPECIAL PROJECTS			
662 · Boiler Replacement	26,891.00		
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	2,800.00	5,000.00	-2,200.00
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	64,420.00	122,500.00	-58,080.00
677 · 2021 Roof Sp Assessment Work	84,162.52	96,600.00	-12,437.48
Total APPROVED SPECIAL PROJECTS	<u>178,273.52</u>	<u>242,200.00</u>	<u>-63,926.48</u>
Total Expense	<u>551,256.95</u>	<u>571,721.92</u>	<u>-20,464.97</u>
Net Ordinary Income	<u>70,125.89</u>	<u>76,247.08</u>	<u>-6,121.19</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	84,632.00	84,632.00	0.00
Total Other Income	<u>84,632.00</u>	<u>84,632.00</u>	<u>0.00</u>
Other Expense			
950 · Budgeted Transfers to Reserves			
955 · Elevator Reserve	41,432.00	41,432.00	0.00
950 · Budgeted Transfers to Reserves - Other	43,200.00	43,200.00	0.00
Total 950 · Budgeted Transfers to Reserves	<u>84,632.00</u>	<u>84,632.00</u>	<u>0.00</u>
Total Other Expense	<u>84,632.00</u>	<u>84,632.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>70,125.89</u></u>	<u><u>76,247.08</u></u>	<u><u>-6,121.19</u></u>