

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

Ordinary Income/Expense	<u>Jan - Feb 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>INCOME</b>			
410 · Regular Assessments	100,042.24	100,813.00	-770.76
415 · Boiler/Roof Assessments	59,705.00	219,044.00	-159,339.00
425 · Apartment 101 Rental	3,000.00	3,000.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	20.00	-20.00
435 · Banking Interest Income	54.91	60.00	-5.09
440 · Laundry	0.00	1,666.00	-1,666.00
441 · POP Machine	0.00	116.00	-116.00
445 · Legal Fees & Late Charges	25.00	20.00	5.00
450 · Key Fobs & Garage Door Openers	0.00	20.00	-20.00
455 · Fines & Misc. Income	0.00	20.00	-20.00
460 · Move In/Move Out Fees	350.00	400.00	-50.00
465 · Parking Space Rental	600.00	700.00	-100.00
475 · Storage Unit Rental	225.00	400.00	-175.00
<b>Total INCOME</b>	<u>164,002.15</u>	<u>326,279.00</u>	<u>-162,276.85</u>
<b>Total Income</b>	<u>164,002.15</u>	<u>326,279.00</u>	<u>-162,276.85</u>
<b>Gross Profit</b>	164,002.15	326,279.00	-162,276.85
<b>Expense</b>			
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	0.00	84.00	-84.00
805 · Accounting & Tax Prep	150.00	150.00	0.00
806 · Annual Audit	0.00	2,200.00	-2,200.00
815 · Bad Debts	0.00	20.00	-20.00
820 · Copying/Printing/Postage	126.21	150.00	-23.79
825 · Legal Fees			
Express Pros	3,860.00		
825 · Legal Fees - Other	288.00	1,334.00	-1,046.00
<b>Total 825 · Legal Fees</b>	<u>4,148.00</u>	<u>1,334.00</u>	<u>2,814.00</u>
830 · Centennial Services	2,170.00	2,170.00	0.00
831 · Building Management Contractor	5,903.00	5,900.00	3.00
840 · Admin, Coupons & Education	0.00	16.00	-16.00
841 · Banking Service Charges	59.85	50.00	9.85
842 · Web Site Support	0.00	76.00	-76.00
845 · Office Supplies	29.58	42.00	-12.42
846 · Pop Machine Expenses	0.00	66.00	-66.00
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	244.24	200.00	44.24
855 · Office Phone & DSL (5266) - Other	1,128.47	750.00	378.47
<b>Total 855 · Office Phone &amp; DSL (5266)</b>	<u>1,372.71</u>	<u>950.00</u>	<u>422.71</u>
860 · Administration Contingency	0.00	522.32	-522.32
<b>Total ADMINISTRATION</b>	<u>13,959.35</u>	<u>13,730.32</u>	<u>229.03</u>
<b>BUILDING EXPENSE</b>			

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

	<u>Jan - Feb 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>CONTRACT LABOR</b>			
<b>505 - Building Maintenance</b>			
505a - HVAC (Haynes)	0.00	1,834.00	-1,834.00
505c - Bird and Pest Control	200.00	376.00	-176.00
505d - Pool Maintenance	0.00	1,300.00	-1,300.00
505e - Garage, Parking Lot, Grounds	657.70	500.00	157.70
505f - Unit 101	0.00	84.00	-84.00
505g - Manager Office	0.00	334.00	-334.00
505h - Building Maintenance Contingenc	0.00	647.66	-647.66
505k - Roof	0.00	500.00	-500.00
505m - Maintenance Coordinator	4,440.00	400.00	4,040.00
505n - Maintenance Contractor	0.00	7,626.00	-7,626.00
<b>Total 505 - Building Maintenance</b>	<u>5,297.70</u>	<u>13,601.66</u>	<u>-8,303.96</u>
<b>530 - Janitorial</b>			
530a - Contract Services (Janitorial)	5,892.00	5,892.00	0.00
530b - Professional Carpet Cleaning	0.00	290.00	-290.00
530c - Janitorial Contingency	0.00	124.00	-124.00
<b>Total 530 - Janitorial</b>	<u>5,892.00</u>	<u>6,306.00</u>	<u>-414.00</u>
<b>535 - Foliage (Plants) Maintenance</b>			
535a - Landscaping (grass)	0.00	500.00	-500.00
535b - Tree Maintenance	0.00	134.00	-134.00
535c - Gardening Group	0.00	234.00	-234.00
535d - Irrigation System	0.00	42.00	-42.00
535e - Foliage Contingency	0.00	46.00	-46.00
<b>Total 535 - Foliage (Plants) Maintenance</b>	<u>0.00</u>	<u>956.00</u>	<u>-956.00</u>
<b>540 - Plumbers &amp; Drain Clean</b>			
540a - Drain Cleaning	0.00	166.00	-166.00
540b - Professional Plumbing Repairs	2,187.14	834.00	1,353.14
540c - Drain Pipe Repairs	0.00	1,834.00	-1,834.00
540d - Plumbing Contingency	0.00	426.00	-426.00
<b>Total 540 - Plumbers &amp; Drain Clean</b>	<u>2,187.14</u>	<u>3,260.00</u>	<u>-1,072.86</u>
<b>550 - Snow Removal</b>			
550a - Snow Removal	0.00	800.00	-800.00
550b - Snow Removal Contingency	0.00	80.00	-80.00
<b>Total 550 - Snow Removal</b>	<u>0.00</u>	<u>880.00</u>	<u>-880.00</u>
<b>565 - Elevator Maintenance</b>			
565a - Elevator Monthly Contract	1,239.36	1,400.00	-160.64
565b - Elevator Other	0.00	666.00	-666.00
565c - Contingency-Elevator	0.00	104.00	-104.00
<b>Total 565 - Elevator Maintenance</b>	<u>1,239.36</u>	<u>2,170.00</u>	<u>-930.64</u>
<b>575 - Fire, Security, &amp; Intercom</b>			
575a - Alarm Monitoring	0.00	126.00	-126.00
575b - Alarm Maintenance	-1,474.30	500.00	-1,974.30
575c - Door King Intercom	0.00	126.00	-126.00

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

	<u>Jan - Feb 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
575d · Fob DNA Camera System	0.00	16.00	-16.00
575e · Contingency-Security	0.00	38.00	-38.00
<b>Total 575 · Fire, Security, &amp; Intercom</b>	<u>-1,474.30</u>	<u>806.00</u>	<u>-2,280.30</u>
<b>Total CONTRACT LABOR</b>	13,141.90	27,979.66	-14,837.76
<b>Social &amp; 12th Floor Expenses</b>			
650s · Spaces	0.00	666.00	-666.00
655 · 12th Floor	-2,788.98	250.00	-3,038.98
656 · Social Contingency	0.00	46.00	-46.00
<b>Total Social &amp; 12th Floor Expenses</b>	<u>-2,788.98</u>	<u>962.00</u>	<u>-3,750.98</u>
<b>SUPPLIES</b>			
605 · Building Maintenance	115.55	584.00	-468.45
610 · Electrical	0.00	34.00	-34.00
615 · Grounds	0.00	100.00	-100.00
625 · Janitorial	281.51	66.00	215.51
635 · Plumbing	0.00	166.00	-166.00
636 · Contingency	0.00	38.00	-38.00
<b>Total SUPPLIES</b>	<u>397.06</u>	<u>988.00</u>	<u>-590.94</u>
<b>Total BUILDING EXPENSE</b>	10,749.98	29,929.66	-19,179.68
<b>INSURANCE &amp; INTEREST</b>			
880 · Insurance			
880a · Insurance Contingency	0.00	1,470.00	-1,470.00
880 · Insurance - Other	7,139.24	73,500.00	-66,360.76
<b>Total 880 · Insurance</b>	<u>7,139.24</u>	<u>74,970.00</u>	<u>-67,830.76</u>
<b>Total INSURANCE &amp; INTEREST</b>	7,139.24	74,970.00	-67,830.76
<b>UTILITIES</b>			
705 · Cable Television (Comcast)	7,060.25	6,700.00	360.25
710 · Electricity	2,723.92	4,400.00	-1,676.08
715 · Heat / Gas	7,415.97	4,400.00	3,015.97
720 · Storm Drain	0.00	334.00	-334.00
725 · 12th Floor WiFi & Phone (6061)	367.97	334.00	33.97
735 · Trash Remove & Recycle	1,450.00	1,400.00	50.00
740 · Water & Sewer	4,375.36	4,400.00	-24.64
741 · Utility Contingency	0.00	440.00	-440.00
<b>Total UTILITIES</b>	<u>23,393.47</u>	<u>22,408.00</u>	<u>985.47</u>
<b>APPROVED SPECIAL PROJECTS</b>			
662 · Boiler Replacement	2,200.00		
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	0.00	5,000.00	-5,000.00
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	59,705.00	122,500.00	-62,795.00
677 · 2021 Roof Sp Assessment Work	0.00	96,600.00	-96,600.00

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

	<b>Jan - Feb 21</b>	<b>Budget</b>	<b>\$ Over Budget</b>
Total APPROVED SPECIAL PROJECTS	61,905.00	242,200.00	-180,295.00
Total Expense	117,147.04	383,237.98	-266,090.94
Net Ordinary Income	46,855.11	-56,958.98	103,814.09
Other Income/Expense			
Other Income			
70000 - Transfers from Operating	21,158.00	10,579.00	10,579.00
Total Other Income	21,158.00	10,579.00	10,579.00
Other Expense			
950 - Budgeted Transfers to Reserves			
955 - Elevator Reserve	10,358.00	10,358.00	0.00
950 - Budgeted Transfers to Reserves - Other	10,800.00	10,800.00	0.00
Total 950 - Budgeted Transfers to Reserves	21,158.00	21,158.00	0.00
Total Other Expense	21,158.00	21,158.00	0.00
Net Other Income	0.00	-10,579.00	10,579.00
Net Income	<b>46,855.11</b>	<b>-67,537.98</b>	<b>114,393.09</b>