

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

Ordinary Income/Expense	<u>Jan - Jul 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	348,331.14	352,833.00	-4,501.86
415 · Boiler/Roof Assessments	102,085.50	219,044.00	-116,958.50
416 · Warranty Income	49,665.91		
425 · Apartment 101 Rental	10,500.00	10,500.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	70.00	-70.00
435 · Banking Interest Income	261.57	210.00	51.57
440 · Laundry	3,315.50	5,831.00	-2,515.50
441 · POP Machine	0.00	406.00	-406.00
445 · Legal Fees & Late Charges	441.00	70.00	371.00
450 · Key Fobs & Garage Door Openers	45.00	70.00	-25.00
455 · Fines & Misc. Income	575.00	70.00	505.00
460 · Move In/Move Out Fees	1,575.00	1,400.00	175.00
465 · Parking Space Rental	1,900.00	2,450.00	-550.00
475 · Storage Unit Rental	1,205.00	1,400.00	-195.00
Total INCOME	<u>519,900.62</u>	<u>594,354.00</u>	<u>-74,453.38</u>
Total Income	<u>519,900.62</u>	<u>594,354.00</u>	<u>-74,453.38</u>
Gross Profit	<u>519,900.62</u>	<u>594,354.00</u>	<u>-74,453.38</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	276.00	294.00	-18.00
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	70.00	-70.00
820 · Copying/Printing/Postage	174.25	525.00	-350.75
825 · Legal Fees			
Express Pros	19,471.01		
825 · Legal Fees - Other	9,287.00	4,669.00	4,618.00
Total 825 · Legal Fees	<u>28,758.01</u>	<u>4,669.00</u>	<u>24,089.01</u>
830 · Centennial Services	7,595.00	7,595.00	0.00
831 · Building Management Contractor	13,403.00	18,400.00	-4,997.00
840 · Admin, Coupons & Education	0.00	56.00	-56.00
841 · Banking Service Charges	146.60	175.00	-28.40
842 · Web Site Support	1,095.81	266.00	829.81
845 · Office Supplies	33.43	147.00	-113.57
846 · Pop Machine Expenses	75.00	231.00	-156.00
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	101.82	700.00	-598.18
855 · Office Phone & DSL (5266) - Other	2,274.19	2,625.00	-350.81
Total 855 · Office Phone & DSL (5266)	<u>2,376.01</u>	<u>3,325.00</u>	<u>-948.99</u>
860 · Administration Contingency	550.00	1,828.12	-1,278.12
Total ADMINISTRATION	<u>56,833.11</u>	<u>39,931.12</u>	<u>16,901.99</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	15,155.00	6,419.00	8,736.00
505b · Swamp Coolers	9,940.00		
505c · Bird and Pest Control	1,800.00	1,316.00	484.00
505d · Pool Maintenance	0.00	4,550.00	-4,550.00
505e · Garage, Parking Lot, Grounds	2,318.60	1,750.00	568.60
505f · Unit 101	0.00	294.00	-294.00
505g · Manager Office	0.00	1,169.00	-1,169.00
505h · Building Maintenance Contingenc	0.00	2,266.81	-2,266.81
505k · Roof	16,420.00	1,750.00	14,670.00
505m · Maintenance Coordinator	8,800.00	1,400.00	7,400.00
505n · Maintenance Contractor	28,875.00	26,691.00	2,184.00
Total 505 · Building Maintenance	<u>83,308.60</u>	<u>47,605.81</u>	<u>35,702.79</u>

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530 - Janitorial			
530a - Contract Services (Janitorial)	17,676.00	20,622.00	-2,946.00
530b - Professional Carpet Cleaning	1,355.00	1,015.00	340.00
530c - Janitorial Contingency	0.00	434.00	-434.00
Total 530 - Janitorial	<u>19,031.00</u>	<u>22,071.00</u>	<u>-3,040.00</u>
535 - Foliage (Plants) Maintenance			
535a - Landscaping (grass)	0.00	1,750.00	-1,750.00
535b - Tree Maintenance	1,589.00	469.00	1,120.00
535c - Gardening Group	239.30	819.00	-579.70
535d - Irrigation System	0.00	147.00	-147.00
535e - Foliage Contingency	0.00	161.00	-161.00
Total 535 - Foliage (Plants) Maintenance	<u>1,828.30</u>	<u>3,346.00</u>	<u>-1,517.70</u>
540 - Plumbers & Drain Clean			
540a - Drain Cleaning	0.00	581.00	-581.00
540b - Professional Plumbing Repairs	6,615.64	2,919.00	3,696.64
540c - Drain Pipe Repairs	0.00	6,419.00	-6,419.00
540d - Plumbing Contingency	0.00	1,491.00	-1,491.00
Total 540 - Plumbers & Drain Clean	<u>6,615.64</u>	<u>11,410.00</u>	<u>-4,794.36</u>
550 - Snow Removal			
550a - Snow Removal	0.00	2,800.00	-2,800.00
550b - Snow Removal Contingency	0.00	280.00	-280.00
Total 550 - Snow Removal	<u>0.00</u>	<u>3,080.00</u>	<u>-3,080.00</u>
565 - Elevator Maintenance			
565a - Elevator Monthly Contract	4,419.08	4,900.00	-480.92
565b - Elevator Other	445.84	2,331.00	-1,885.16
565c - Contingency-Elevator	0.00	364.00	-364.00
Total 565 - Elevator Maintenance	<u>4,864.92</u>	<u>7,595.00</u>	<u>-2,730.08</u>
575 - Fire, Security, & Intercom			
575a - Alarm Monitoring	273.90	441.00	-167.10
575b - Alarm Maintenance	-45.13	1,750.00	-1,795.13
575c - Door King Intercom	0.00	441.00	-441.00
575d - Fob DNA Camera System	0.00	56.00	-56.00
575e - Contingency-Security	1,614.74	133.00	1,481.74
Total 575 - Fire, Security, & Intercom	<u>1,843.51</u>	<u>2,821.00</u>	<u>-977.49</u>
Total CONTRACT LABOR	<u>117,491.97</u>	<u>97,928.81</u>	<u>19,563.16</u>
Social & 12th Floor Expenses			
650s - Spaces	4,297.01	2,331.00	1,966.01
653 - Socials Activities	28.25		
655 - 12th Floor	-2,782.60	875.00	-3,657.60
656 - Social Contingency	0.00	161.00	-161.00
Total Social & 12th Floor Expenses	<u>1,542.66</u>	<u>3,367.00</u>	<u>-1,824.34</u>
SUPPLIES			
580 - Individual Unit Repairs	194.29		
605 - Building Maintenance	599.11	2,044.00	-1,444.89
610 - Electrical	0.00	119.00	-119.00
615 - Grounds	0.00	350.00	-350.00
625 - Janitorial	306.23	231.00	75.23
635 - Plumbing	0.00	581.00	-581.00
636 - Contingency	0.00	158.00	-158.00
Total SUPPLIES	<u>1,099.63</u>	<u>3,483.00</u>	<u>-2,383.37</u>
Total BUILDING EXPENSE	<u>120,134.26</u>	<u>104,778.81</u>	<u>15,355.45</u>
INSURANCE & INTEREST			
880 - Insurance			
880a - Insurance Contingency	0.00	1,470.00	-1,470.00
880 - Insurance - Other	52,999.03	73,500.00	-20,500.97
Total 880 - Insurance	<u>52,999.03</u>	<u>74,970.00</u>	<u>-21,970.97</u>
Total INSURANCE & INTEREST	<u>52,999.03</u>	<u>74,970.00</u>	<u>-21,970.97</u>
UTILITIES			
705 - Cable Television (Comcast)	25,991.40	23,450.00	2,541.40

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710 · Electricity	11,494.45	15,400.00	-3,905.55
715 · Heat / Gas	21,509.30	15,400.00	6,109.30
720 · Storm Drain	0.00	1,169.00	-1,169.00
725 · 12th Floor WiFi & Phone (6061)	1,476.46	1,169.00	307.46
735 · Trash Remove & Recycle	5,075.00	4,900.00	175.00
740 · Water & Sewer	15,048.52	15,400.00	-351.48
741 · Utility Contingency	0.00	1,540.00	-1,540.00
Total UTILITIES	<u>80,595.13</u>	<u>78,428.00</u>	<u>2,167.13</u>
APPROVED SPECIAL PROJECTS			
662 · Boiler Replacement	23,551.00		
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	37,665.50	96,600.00	-58,934.50
Total APPROVED SPECIAL PROJECTS	<u>128,436.50</u>	<u>242,200.00</u>	<u>-113,763.50</u>
Total Expense	<u>438,998.03</u>	<u>540,307.93</u>	<u>-101,309.90</u>
Net Ordinary Income	<u>80,902.59</u>	<u>54,046.07</u>	<u>26,856.52</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	74,053.00	74,053.00	0.00
Total Other Income	<u>74,053.00</u>	<u>74,053.00</u>	<u>0.00</u>
Other Expense			
950 · Budgeted Transfers to Reserves			
955 · Elevator Reserve	36,253.00	36,253.00	0.00
950 · Budgeted Transfers to Reserves - Other	37,800.00	37,800.00	0.00
Total 950 · Budgeted Transfers to Reserves	<u>74,053.00</u>	<u>74,053.00</u>	<u>0.00</u>
Total Other Expense	<u>74,053.00</u>	<u>74,053.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>80,902.59</u></u>	<u><u>54,046.07</u></u>	<u><u>26,856.52</u></u>