

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

| Ordinary Income/Expense                          | <u>Jan - May 21</u> | <u>Budget</u>     | <u>\$ Over Budget</u> |
|--|---------------------|-------------------|-----------------------|
| <b>Income</b>                                    |                     |                   |                       |
| <b>INCOME</b>                                    |                     |                   |                       |
| 410 · Regular Assessments                        | 247,905.60          | 252,025.00        | -4,119.40             |
| 415 · Boiler/Roof Assessments                    | 53,500.00           | 219,044.00        | -165,544.00           |
| 425 · Apartment 101 Rental                       | 7,500.00            | 7,500.00          | 0.00                  |
| 430 · Unit Repairs (Reimbursed)                  | 0.00                | 50.00             | -50.00                |
| 435 · Banking Interest Income                    | 168.05              | 150.00            | 18.05                 |
| 440 · Laundry                                    | 1,544.75            | 4,165.00          | -2,620.25             |
| 441 · POP Machine                                | 0.00                | 290.00            | -290.00               |
| 445 · Legal Fees & Late Charges                  | 35.00               | 50.00             | -15.00                |
| 450 · Key Fobs & Garage Door Openers             | 0.00                | 50.00             | -50.00                |
| 455 · Fines & Misc. Income                       | -500.00             | 50.00             | -550.00               |
| 460 · Move In/Move Out Fees                      | 1,225.00            | 1,000.00          | 225.00                |
| 465 · Parking Space Rental                       | 1,400.00            | 1,750.00          | -350.00               |
| 475 · Storage Unit Rental                        | 815.00              | 1,000.00          | -185.00               |
| <b>Total INCOME</b>                              | <u>313,593.40</u>   | <u>487,124.00</u> | <u>-173,530.60</u>    |
| <b>Total Income</b>                              | <u>313,593.40</u>   | <u>487,124.00</u> | <u>-173,530.60</u>    |
| <b>Gross Profit</b>                              | <u>313,593.40</u>   | <u>487,124.00</u> | <u>-173,530.60</u>    |
| <b>Expense</b>                                   |                     |                   |                       |
| <b>ADMINISTRATION</b>                            |                     |                   |                       |
| 585 · Licenses and Permits                       | 0.00                | 210.00            | -210.00               |
| 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                | 50.00             | -50.00                |
| 820 · Copying/Printing/Postage                   | 108.10              | 375.00            | -266.90               |
| 825 · Legal Fees                                 |                     |                   |                       |
| Express Pros                                     | 12,755.01           |                   |                       |
| 825 · Legal Fees - Other                         | 7,313.00            | 3,335.00          | 3,978.00              |
| <b>Total 825 · Legal Fees</b>                    | <u>20,068.01</u>    | <u>3,335.00</u>   | <u>16,733.01</u>      |
| 830 · Centennial Services                        | 5,425.00            | 5,425.00          | 0.00                  |
| 831 · Building Management Contractor             | 10,903.00           | 13,400.00         | -2,497.00             |
| 840 · Admin, Coupons & Education                 | 0.00                | 40.00             | -40.00                |
| 841 · Banking Service Charges                    | 121.70              | 125.00            | -3.30                 |
| 842 · Web Site Support                           | 1,095.81            | 190.00            | 905.81                |
| 845 · Office Supplies                            | 29.58               | 105.00            | -75.42                |
| 846 · Pop Machine Expenses                       | 0.00                | 165.00            | -165.00               |
| 855 · Office Phone & DSL (5266)                  |                     |                   |                       |
| 855a · Lanai Cell Phone (Verizon)                | 266.39              | 500.00            | -233.61               |
| 855 · Office Phone & DSL (5266) - Other          | 1,893.72            | 1,875.00          | 18.72                 |
| <b>Total 855 · Office Phone &amp; DSL (5266)</b> | <u>2,160.11</u>     | <u>2,375.00</u>   | <u>-214.89</u>        |
| 860 · Administration Contingency                 | 0.00                | 1,305.80          | -1,305.80             |
| <b>Total ADMINISTRATION</b>                      | <u>42,261.31</u>    | <u>29,450.80</u>  | <u>12,810.51</u>      |
| <b>BUILDING EXPENSE</b>                          |                     |                   |                       |
| <b>CONTRACT LABOR</b>                            |                     |                   |                       |
| 505 · Building Maintenance                       |                     |                   |                       |
| 505a · HVAC (Haynes)                             | 1,590.00            | 4,585.00          | -2,995.00             |
| 505b · Swamp Coolers                             | 4,615.00            |                   |                       |
| 505c · Bird and Pest Control                     | 1,150.00            | 940.00            | 210.00                |
| 505d · Pool Maintenance                          | 0.00                | 3,250.00          | -3,250.00             |
| 505e · Garage, Parking Lot, Grounds              | 1,759.40            | 1,250.00          | 509.40                |
| 505f · Unit 101                                  | 0.00                | 210.00            | -210.00               |
| 505g · Manager Office                            | 0.00                | 835.00            | -835.00               |
| 505h · Building Maintenance Contingenc           | 0.00                | 1,619.15          | -1,619.15             |
| 505k · Roof                                      | 0.00                | 1,250.00          | -1,250.00             |
| 505m · Maintenance Coordinator                   | 6,600.00            | 1,000.00          | 5,600.00              |
| 505n · Maintenance Contractor                    | 10,725.00           | 19,065.00         | -8,340.00             |
| <b>Total 505 · Building Maintenance</b>          | <u>26,439.40</u>    | <u>34,004.15</u>  | <u>-7,564.75</u>      |
| 530 · Janitorial                                 |                     |                   |                       |

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| 530a · Contract Services (Janitorial)             | 11,784.00           | 14,730.00        | -2,946.00             |
| 530b · Professional Carpet Cleaning               | 0.00                | 725.00           | -725.00               |
| 530c · Janitorial Contingency                     | 0.00                | 310.00           | -310.00               |
| <b>Total 530 · Janitorial</b>                     | <u>11,784.00</u>    | <u>15,765.00</u> | <u>-3,981.00</u>      |
| <b>535 · Foliage (Plants) Maintenance</b>         |                     |                  |                       |
| 535a · Landscaping (grass)                        | 0.00                | 1,250.00         | -1,250.00             |
| 535b · Tree Maintenance                           | 0.00                | 335.00           | -335.00               |
| 535c · Gardening Group                            | 0.00                | 585.00           | -585.00               |
| 535d · Irrigation System                          | 0.00                | 105.00           | -105.00               |
| 535e · Foliage Contingency                        | 0.00                | 115.00           | -115.00               |
| <b>Total 535 · Foliage (Plants) Maintenance</b>   | <u>0.00</u>         | <u>2,390.00</u>  | <u>-2,390.00</u>      |
| <b>540 · Plumbers &amp; Drain Clean</b>           |                     |                  |                       |
| 540a · Drain Cleaning                             | 0.00                | 415.00           | -415.00               |
| 540b · Professional Plumbing Repairs              | 4,415.64            | 2,085.00         | 2,330.64              |
| 540c · Drain Pipe Repairs                         | 0.00                | 4,585.00         | -4,585.00             |
| 540d · Plumbing Contingency                       | 0.00                | 1,065.00         | -1,065.00             |
| <b>Total 540 · Plumbers &amp; Drain Clean</b>     | <u>4,415.64</u>     | <u>8,150.00</u>  | <u>-3,734.36</u>      |
| <b>550 · Snow Removal</b>                         |                     |                  |                       |
| 550a · Snow Removal                               | 0.00                | 2,000.00         | -2,000.00             |
| 550b · Snow Removal Contingency                   | 0.00                | 200.00           | -200.00               |
| <b>Total 550 · Snow Removal</b>                   | <u>0.00</u>         | <u>2,200.00</u>  | <u>-2,200.00</u>      |
| <b>565 · Elevator Maintenance</b>                 |                     |                  |                       |
| 565a · Elevator Monthly Contract                  | 3,139.06            | 3,500.00         | -360.94               |
| 565b · Elevator Other                             | 0.00                | 1,665.00         | -1,665.00             |
| 565c · Contingency-Elevator                       | 0.00                | 260.00           | -260.00               |
| <b>Total 565 · Elevator Maintenance</b>           | <u>3,139.06</u>     | <u>5,425.00</u>  | <u>-2,285.94</u>      |
| <b>575 · Fire, Security, &amp; Intercom</b>       |                     |                  |                       |
| 575a · Alarm Monitoring                           | 0.00                | 315.00           | -315.00               |
| 575b · Alarm Maintenance                          | -207.80             | 1,250.00         | -1,457.80             |
| 575c · Door King Intercom                         | 0.00                | 315.00           | -315.00               |
| 575d · Fob DNA Camera System                      | 0.00                | 40.00            | -40.00                |
| 575e · Contingency-Security                       | 0.00                | 95.00            | -95.00                |
| <b>Total 575 · Fire, Security, &amp; Intercom</b> | <u>-207.80</u>      | <u>2,015.00</u>  | <u>-2,222.80</u>      |
| <b>Total CONTRACT LABOR</b>                       | <u>45,570.30</u>    | <u>69,949.15</u> | <u>-24,378.85</u>     |
| <b>Social &amp; 12th Floor Expenses</b>           |                     |                  |                       |
| 650s · Spaces                                     | 4,297.01            | 1,665.00         | 2,632.01              |
| 655 · 12th Floor                                  | -2,782.60           | 625.00           | -3,407.60             |
| 656 · Social Contingency                          | 0.00                | 115.00           | -115.00               |
| <b>Total Social &amp; 12th Floor Expenses</b>     | <u>1,514.41</u>     | <u>2,405.00</u>  | <u>-890.59</u>        |
| <b>SUPPLIES</b>                                   |                     |                  |                       |
| 580 · Individual Unit Repairs                     | 194.29              |                  |                       |
| 605 · Building Maintenance                        | 226.23              | 1,460.00         | -1,233.77             |
| 610 · Electrical                                  | 0.00                | 85.00            | -85.00                |
| 615 · Grounds                                     | 0.00                | 250.00           | -250.00               |
| 625 · Janitorial                                  | 281.51              | 165.00           | 116.51                |
| 635 · Plumbing                                    | 0.00                | 415.00           | -415.00               |
| 636 · Contingency                                 | 0.00                | 110.00           | -110.00               |
| <b>Total SUPPLIES</b>                             | <u>702.03</u>       | <u>2,485.00</u>  | <u>-1,782.97</u>      |
| <b>Total BUILDING EXPENSE</b>                     | <u>47,786.74</u>    | <u>74,839.15</u> | <u>-27,052.41</u>     |
| <b>INSURANCE &amp; INTEREST</b>                   |                     |                  |                       |
| <b>880 · Insurance</b>                            |                     |                  |                       |
| 880a · Insurance Contingency                      | 0.00                | 1,470.00         | -1,470.00             |
| 880 · Insurance - Other                           | 40,634.11           | 73,500.00        | -32,865.89            |
| <b>Total 880 · Insurance</b>                      | <u>40,634.11</u>    | <u>74,970.00</u> | <u>-34,335.89</u>     |
| <b>Total INSURANCE &amp; INTEREST</b>             | <u>40,634.11</u>    | <u>74,970.00</u> | <u>-34,335.89</u>     |
| <b>UTILITIES</b>                                  |                     |                  |                       |
| 705 · Cable Television (Comcast)                  | 18,499.92           | 16,750.00        | 1,749.92              |
| 710 · Electricity                                 | 5,202.37            | 11,000.00        | -5,797.63             |
| 715 · Heat / Gas                                  | 15,890.17           | 11,000.00        | 4,890.17              |

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| 720 · Storm Drain                                 | 0.00                | 835.00            | -835.00               |
| 725 · 12th Floor WiFi & Phone (6061)              | 921.77              | 835.00            | 86.77                 |
| 735 · Trash Remove & Recycle                      | 3,625.00            | 3,500.00          | 125.00                |
| 740 · Water & Sewer                               | 10,561.50           | 11,000.00         | -438.50               |
| 741 · Utility Contingency                         | 0.00                | 1,100.00          | -1,100.00             |
| <b>Total UTILITIES</b>                            | <u>54,700.73</u>    | <u>56,020.00</u>  | <u>-1,319.27</u>      |
| <b>APPROVED SPECIAL PROJECTS</b>                  |                     |                   |                       |
| 662 · Boiler Replacement                          | 8,421.00            |                   |                       |
| 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              | 53,500.00           | 122,500.00        | -69,000.00            |
| 677 · 2021 Roof Sp Assessment Work                | 0.00                | 96,600.00         | -96,600.00            |
| <b>Total APPROVED SPECIAL PROJECTS</b>            | <u>61,921.00</u>    | <u>242,200.00</u> | <u>-180,279.00</u>    |
| <b>Total Expense</b>                              | <u>247,303.89</u>   | <u>477,479.95</u> | <u>-230,176.06</u>    |
| <b>Net Ordinary Income</b>                        | <u>66,289.51</u>    | <u>9,644.05</u>   | <u>56,645.46</u>      |
| <b>Other Income/Expense</b>                       |                     |                   |                       |
| <b>Other Income</b>                               |                     |                   |                       |
| 70000 · Transfers from Operating                  | 52,895.00           | 52,895.00         | 0.00                  |
| <b>Total Other Income</b>                         | <u>52,895.00</u>    | <u>52,895.00</u>  | <u>0.00</u>           |
| <b>Other Expense</b>                              |                     |                   |                       |
| 950 · Budgeted Transfers to Reserves              |                     |                   |                       |
| 955 · Elevator Reserve                            | 25,895.00           | 25,895.00         | 0.00                  |
| 950 · Budgeted Transfers to Reserves - Other      | 27,000.00           | 27,000.00         | 0.00                  |
| <b>Total 950 · Budgeted Transfers to Reserves</b> | <u>52,895.00</u>    | <u>52,895.00</u>  | <u>0.00</u>           |
| <b>Total Other Expense</b>                        | <u>52,895.00</u>    | <u>52,895.00</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>66,289.51</u>    | <u>9,644.05</u>   | <u>56,645.46</u>      |