

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

Ordinary Income/Expense	<u>Jan - Mar 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
INCOME			
410 · Regular Assessments	148,241.37	151,217.00	-2,975.63
415 · Boiler/Roof Assessments	53,500.00	219,044.00	-165,544.00
425 · Apartment 101 Rental	4,500.00	4,500.00	0.00
430 · Unit Repairs (Reimbursed)	0.00	30.00	-30.00
435 · Banking Interest Income	93.50	90.00	3.50
440 · Laundry	0.00	2,499.00	-2,499.00
441 · POP Machine	0.00	174.00	-174.00
445 · Legal Fees & Late Charges	25.00	30.00	-5.00
450 · Key Fobs & Garage Door Openers	0.00	30.00	-30.00
455 · Fines & Misc. Income	0.00	30.00	-30.00
460 · Move In/Move Out Fees	350.00	600.00	-250.00
465 · Parking Space Rental	900.00	1,050.00	-150.00
475 · Storage Unit Rental	405.00	600.00	-195.00
Total INCOME	<u>208,014.87</u>	<u>379,894.00</u>	<u>-171,879.13</u>
Total Income	<u>208,014.87</u>	<u>379,894.00</u>	<u>-171,879.13</u>
Gross Profit	<u>208,014.87</u>	<u>379,894.00</u>	<u>-171,879.13</u>
Expense			
ADMINISTRATION			
585 · Licenses and Permits	0.00	126.00	-126.00
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	30.00	-30.00
820 · Copying/Printing/Postage	163.81	225.00	-61.19
825 · Legal Fees			
Express Pros	10,853.01		
825 · Legal Fees - Other	7,025.00	2,001.00	5,024.00
Total 825 · Legal Fees	<u>17,878.01</u>	<u>2,001.00</u>	<u>15,877.01</u>
830 · Centennial Services	3,255.00	3,255.00	0.00
831 · Building Management Contractor	5,903.00	8,400.00	-2,497.00
840 · Admin, Coupons & Education	0.00	24.00	-24.00
841 · Banking Service Charges	66.85	75.00	-8.15
842 · Web Site Support	0.00	114.00	-114.00
845 · Office Supplies	29.58	63.00	-33.42
846 · Pop Machine Expenses	0.00	99.00	-99.00
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	346.06	300.00	46.06
855 · Office Phone & DSL (5266) - Other	1,128.47	1,125.00	3.47
Total 855 · Office Phone & DSL (5266)	<u>1,474.53</u>	<u>1,425.00</u>	<u>49.53</u>
860 · Administration Contingency	0.00	783.48	-783.48
Total ADMINISTRATION	<u>28,920.78</u>	<u>18,970.48</u>	<u>9,950.30</u>
BUILDING EXPENSE			
CONTRACT LABOR			
505 · Building Maintenance			
505a · HVAC (Haynes)	1,590.00	2,751.00	-1,161.00
505b · Swamp Coolers	4,615.00		
505c · Bird and Pest Control	200.00	564.00	-364.00
505d · Pool Maintenance	0.00	1,950.00	-1,950.00
505e · Garage, Parking Lot, Grounds	782.70	750.00	32.70
505f · Unit 101	0.00	126.00	-126.00
505g · Manager Office	0.00	501.00	-501.00
505h · Building Maintenance Contingenc	0.00	971.49	-971.49
505k · Roof	0.00	750.00	-750.00
505m · Maintenance Coordinator	4,440.00	600.00	3,840.00
505n · Maintenance Contractor	0.00	11,439.00	-11,439.00
Total 505 · Building Maintenance	<u>11,627.70</u>	<u>20,402.49</u>	<u>-8,774.79</u>
530 · Janitorial			

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530a · Contract Services (Janitorial)	8,838.00	8,838.00	0.00
530b · Professional Carpet Cleaning	0.00	435.00	-435.00
530c · Janitorial Contingency	0.00	186.00	-186.00
Total 530 · Janitorial	8,838.00	9,459.00	-621.00
535 · Foliage (Plants) Maintenance			
535a · Landscaping (grass)	0.00	750.00	-750.00
535b · Tree Maintenance	0.00	201.00	-201.00
535c · Gardening Group	0.00	351.00	-351.00
535d · Irrigation System	0.00	63.00	-63.00
535e · Foliage Contingency	0.00	69.00	-69.00
Total 535 · Foliage (Plants) Maintenance	0.00	1,434.00	-1,434.00
540 · Plumbers & Drain Clean			
540a · Drain Cleaning	0.00	249.00	-249.00
540b · Professional Plumbing Repairs	2,316.64	1,251.00	1,065.64
540c · Drain Pipe Repairs	0.00	2,751.00	-2,751.00
540d · Plumbing Contingency	0.00	639.00	-639.00
Total 540 · Plumbers & Drain Clean	2,316.64	4,890.00	-2,573.36
550 · Snow Removal			
550a · Snow Removal	0.00	1,200.00	-1,200.00
550b · Snow Removal Contingency	0.00	120.00	-120.00
Total 550 · Snow Removal	0.00	1,320.00	-1,320.00
565 · Elevator Maintenance			
565a · Elevator Monthly Contract	1,859.04	2,100.00	-240.96
565b · Elevator Other	0.00	999.00	-999.00
565c · Contingency-Elevator	0.00	156.00	-156.00
Total 565 · Elevator Maintenance	1,859.04	3,255.00	-1,395.96
575 · Fire, Security, & Intercom			
575a · Alarm Monitoring	0.00	189.00	-189.00
575b · Alarm Maintenance	-1,474.30	750.00	-2,224.30
575c · Door King Intercom	0.00	189.00	-189.00
575d · Fob DNA Camera System	0.00	24.00	-24.00
575e · Contingency-Security	0.00	57.00	-57.00
Total 575 · Fire, Security, & Intercom	-1,474.30	1,209.00	-2,683.30
Total CONTRACT LABOR	23,167.08	41,969.49	-18,802.41
Social & 12th Floor Expenses			
650s · Spaces	0.00	999.00	-999.00
655 · 12th Floor	-2,788.98	375.00	-3,163.98
656 · Social Contingency	0.00	69.00	-69.00
Total Social & 12th Floor Expenses	-2,788.98	1,443.00	-4,231.98
SUPPLIES			
605 · Building Maintenance	227.15	876.00	-648.85
610 · Electrical	0.00	51.00	-51.00
615 · Grounds	0.00	150.00	-150.00
625 · Janitorial	281.51	99.00	182.51
635 · Plumbing	0.00	249.00	-249.00
636 · Contingency	0.00	62.00	-62.00
Total SUPPLIES	508.66	1,487.00	-978.34
Total BUILDING EXPENSE	20,886.76	44,899.49	-24,012.73
INSURANCE & INTEREST			
880 · Insurance			
880a · Insurance Contingency	0.00	1,470.00	-1,470.00
880 · Insurance - Other	13,321.70	73,500.00	-60,178.30
Total 880 · Insurance	13,321.70	74,970.00	-61,648.30
Total INSURANCE & INTEREST	13,321.70	74,970.00	-61,648.30
UTILITIES			
705 · Cable Television (Comcast)	11,009.34	10,050.00	959.34
710 · Electricity	4,093.80	6,600.00	-2,506.20
715 · Heat / Gas	15,630.61	6,600.00	9,030.61
720 · Storm Drain	0.00	501.00	-501.00

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725 · 12th Floor WiFi & Phone (6061)	552.38	501.00	51.38
735 · Trash Remove & Recycle	2,175.00	2,100.00	75.00
740 · Water & Sewer	6,548.94	6,600.00	-51.06
741 · Utility Contingency	0.00	660.00	-660.00
Total UTILITIES	<u>40,010.07</u>	<u>33,612.00</u>	<u>6,398.07</u>
APPROVED SPECIAL PROJECTS			
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	53,500.00	122,500.00	-69,000.00
677 · 2021 Roof Sp Assessment Work	0.00	96,600.00	-96,600.00
Total APPROVED SPECIAL PROJECTS	<u>55,700.00</u>	<u>242,200.00</u>	<u>-186,500.00</u>
Total Expense	<u>158,839.31</u>	<u>414,651.97</u>	<u>-255,812.66</u>
Net Ordinary Income	<u>49,175.56</u>	<u>-34,757.97</u>	<u>83,933.53</u>
Other Income/Expense			
Other Income			
70000 · Transfers from Operating	31,737.00	31,737.00	0.00
Total Other Income	<u>31,737.00</u>	<u>31,737.00</u>	<u>0.00</u>
Other Expense			
950 · Budgeted Transfers to Reserves			
955 · Elevator Reserve	15,537.00	15,537.00	0.00
950 · Budgeted Transfers to Reserves - Other	16,200.00	16,200.00	0.00
Total 950 · Budgeted Transfers to Reserves	<u>31,737.00</u>	<u>31,737.00</u>	<u>0.00</u>
Total Other Expense	<u>31,737.00</u>	<u>31,737.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>49,175.56</u></u>	<u><u>-34,757.97</u></u>	<u><u>83,933.53</u></u>