

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

| Ordinary Income/Expense                          | <u>Jan - Apr 21</u> | <u>Budget</u>     | <u>\$ Over Budget</u> |
|--|---------------------|-------------------|-----------------------|
| <b>Income</b>                                    |                     |                   |                       |
| <b>INCOME</b>                                    |                     |                   |                       |
| 410 · Regular Assessments                        | 198,262.49          | 201,621.00        | -3,358.51             |
| 415 · Boiler/Roof Assessments                    | 53,500.00           | 219,044.00        | -165,544.00           |
| 425 · Apartment 101 Rental                       | 6,000.00            | 6,000.00          | 0.00                  |
| 430 · Unit Repairs (Reimbursed)                  | 0.00                | 40.00             | -40.00                |
| 435 · Banking Interest Income                    | 131.42              | 120.00            | 11.42                 |
| 440 · Laundry                                    | 1,544.75            | 3,332.00          | -1,787.25             |
| 441 · POP Machine                                | 0.00                | 232.00            | -232.00               |
| 445 · Legal Fees & Late Charges                  | 25.00               | 40.00             | -15.00                |
| 450 · Key Fobs & Garage Door Openers             | 0.00                | 40.00             | -40.00                |
| 455 · Fines & Misc. Income                       | 0.00                | 40.00             | -40.00                |
| 460 · Move In/Move Out Fees                      | 525.00              | 800.00            | -275.00               |
| 465 · Parking Space Rental                       | 1,150.00            | 1,400.00          | -250.00               |
| 475 · Storage Unit Rental                        | 610.00              | 800.00            | -190.00               |
| <b>Total INCOME</b>                              | <u>261,748.66</u>   | <u>433,509.00</u> | <u>-171,760.34</u>    |
| <b>Total Income</b>                              | <u>261,748.66</u>   | <u>433,509.00</u> | <u>-171,760.34</u>    |
| <b>Gross Profit</b>                              | <u>261,748.66</u>   | <u>433,509.00</u> | <u>-171,760.34</u>    |
| <b>Expense</b>                                   |                     |                   |                       |
| <b>ADMINISTRATION</b>                            |                     |                   |                       |
| 585 · Licenses and Permits                       | 0.00                | 168.00            | -168.00               |
| 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                | 40.00             | -40.00                |
| 820 · Copying/Printing/Postage                   | 82.35               | 300.00            | -217.65               |
| 825 · Legal Fees                                 |                     |                   |                       |
| Express Pros                                     | 10,853.01           |                   |                       |
| 825 · Legal Fees - Other                         | 7,025.00            | 2,668.00          | 4,357.00              |
| <b>Total 825 · Legal Fees</b>                    | <u>17,878.01</u>    | <u>2,668.00</u>   | <u>15,210.01</u>      |
| 830 · Centennial Services                        | 4,340.00            | 4,340.00          | 0.00                  |
| 831 · Building Management Contractor             | 8,403.00            | 10,900.00         | -2,497.00             |
| 840 · Admin, Coupons & Education                 | 0.00                | 32.00             | -32.00                |
| 841 · Banking Service Charges                    | 81.80               | 100.00            | -18.20                |
| 842 · Web Site Support                           | 1,095.81            | 152.00            | 943.81                |
| 845 · Office Supplies                            | 29.58               | 84.00             | -54.42                |
| 846 · Pop Machine Expenses                       | 0.00                | 132.00            | -132.00               |
| 855 · Office Phone & DSL (5266)                  |                     |                   |                       |
| 855a · Lanai Cell Phone (Verizon)                | 266.39              | 400.00            | -133.61               |
| 855 · Office Phone & DSL (5266) - Other          | 1,132.80            | 1,500.00          | -367.20               |
| <b>Total 855 · Office Phone &amp; DSL (5266)</b> | <u>1,399.19</u>     | <u>1,900.00</u>   | <u>-500.81</u>        |
| 860 · Administration Contingency                 | 0.00                | 1,044.64          | -1,044.64             |
| <b>Total ADMINISTRATION</b>                      | <u>35,659.74</u>    | <u>24,210.64</u>  | <u>11,449.10</u>      |
| <b>BUILDING EXPENSE</b>                          |                     |                   |                       |
| <b>CONTRACT LABOR</b>                            |                     |                   |                       |
| 505 · Building Maintenance                       |                     |                   |                       |
| 505a · HVAC (Haynes)                             | 1,590.00            | 3,668.00          | -2,078.00             |
| 505b · Swamp Coolers                             | 4,615.00            |                   |                       |
| 505c · Bird and Pest Control                     | 750.00              | 752.00            | -2.00                 |
| 505d · Pool Maintenance                          | 0.00                | 2,600.00          | -2,600.00             |
| 505e · Garage, Parking Lot, Grounds              | 1,292.70            | 1,000.00          | 292.70                |
| 505f · Unit 101                                  | 0.00                | 168.00            | -168.00               |
| 505g · Manager Office                            | 0.00                | 668.00            | -668.00               |
| 505h · Building Maintenance Contingenc           | 0.00                | 1,295.32          | -1,295.32             |
| 505k · Roof                                      | 0.00                | 1,000.00          | -1,000.00             |
| 505m · Maintenance Coordinator                   | 4,960.00            | 800.00            | 4,160.00              |

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| 505n · Maintenance Contractor                     | 10,725.00           | 15,252.00        | -4,527.00             |
| <b>Total 505 · Building Maintenance</b>           | <b>23,932.70</b>    | <b>27,203.32</b> | <b>-3,270.62</b>      |
| <b>530 · Janitorial</b>                           |                     |                  |                       |
| 530a · Contract Services (Janitorial)             | 8,838.00            | 11,784.00        | -2,946.00             |
| 530b · Professional Carpet Cleaning               | 0.00                | 580.00           | -580.00               |
| 530c · Janitorial Contingency                     | 0.00                | 248.00           | -248.00               |
| <b>Total 530 · Janitorial</b>                     | <b>8,838.00</b>     | <b>12,612.00</b> | <b>-3,774.00</b>      |
| <b>535 · Foliage (Plants) Maintenance</b>         |                     |                  |                       |
| 535a · Landscaping (grass)                        | 0.00                | 1,000.00         | -1,000.00             |
| 535b · Tree Maintenance                           | 0.00                | 268.00           | -268.00               |
| 535c · Gardening Group                            | 0.00                | 468.00           | -468.00               |
| 535d · Irrigation System                          | 0.00                | 84.00            | -84.00                |
| 535e · Foliage Contingency                        | 0.00                | 92.00            | -92.00                |
| <b>Total 535 · Foliage (Plants) Maintenance</b>   | <b>0.00</b>         | <b>1,912.00</b>  | <b>-1,912.00</b>      |
| <b>540 · Plumbers &amp; Drain Clean</b>           |                     |                  |                       |
| 540a · Drain Cleaning                             | 0.00                | 332.00           | -332.00               |
| 540b · Professional Plumbing Repairs              | 2,615.64            | 1,668.00         | 947.64                |
| 540c · Drain Pipe Repairs                         | 0.00                | 3,668.00         | -3,668.00             |
| 540d · Plumbing Contingency                       | 0.00                | 852.00           | -852.00               |
| <b>Total 540 · Plumbers &amp; Drain Clean</b>     | <b>2,615.64</b>     | <b>6,520.00</b>  | <b>-3,904.36</b>      |
| <b>550 · Snow Removal</b>                         |                     |                  |                       |
| 550a · Snow Removal                               | 0.00                | 1,600.00         | -1,600.00             |
| 550b · Snow Removal Contingency                   | 0.00                | 160.00           | -160.00               |
| <b>Total 550 · Snow Removal</b>                   | <b>0.00</b>         | <b>1,760.00</b>  | <b>-1,760.00</b>      |
| <b>565 · Elevator Maintenance</b>                 |                     |                  |                       |
| 565a · Elevator Monthly Contract                  | 2,499.05            | 2,800.00         | -300.95               |
| 565b · Elevator Other                             | 0.00                | 1,332.00         | -1,332.00             |
| 565c · Contingency-Elevator                       | 0.00                | 208.00           | -208.00               |
| <b>Total 565 · Elevator Maintenance</b>           | <b>2,499.05</b>     | <b>4,340.00</b>  | <b>-1,840.95</b>      |
| <b>575 · Fire, Security, &amp; Intercom</b>       |                     |                  |                       |
| 575a · Alarm Monitoring                           | 0.00                | 252.00           | -252.00               |
| 575b · Alarm Maintenance                          | -1,042.30           | 1,000.00         | -2,042.30             |
| 575c · Door King Intercom                         | 0.00                | 252.00           | -252.00               |
| 575d · Fob DNA Camera System                      | 0.00                | 32.00            | -32.00                |
| 575e · Contingency-Security                       | 0.00                | 76.00            | -76.00                |
| <b>Total 575 · Fire, Security, &amp; Intercom</b> | <b>-1,042.30</b>    | <b>1,612.00</b>  | <b>-2,654.30</b>      |
| <b>Total CONTRACT LABOR</b>                       | <b>36,843.09</b>    | <b>55,959.32</b> | <b>-19,116.23</b>     |
| <b>Social &amp; 12th Floor Expenses</b>           |                     |                  |                       |
| 650s · Spaces                                     | 0.00                | 1,332.00         | -1,332.00             |
| 655 · 12th Floor                                  | -2,782.60           | 500.00           | -3,282.60             |
| 656 · Social Contingency                          | 0.00                | 92.00            | -92.00                |
| <b>Total Social &amp; 12th Floor Expenses</b>     | <b>-2,782.60</b>    | <b>1,924.00</b>  | <b>-4,706.60</b>      |
| <b>SUPPLIES</b>                                   |                     |                  |                       |
| 580 · Individual Unit Repairs                     | 59.29               |                  |                       |
| 605 · Building Maintenance                        | 162.95              | 1,168.00         | -1,005.05             |
| 610 · Electrical                                  | 0.00                | 68.00            | -68.00                |
| 615 · Grounds                                     | 0.00                | 200.00           | -200.00               |
| 625 · Janitorial                                  | 281.51              | 132.00           | 149.51                |
| 635 · Plumbing                                    | 0.00                | 332.00           | -332.00               |
| 636 · Contingency                                 | 0.00                | 86.00            | -86.00                |
| <b>Total SUPPLIES</b>                             | <b>503.75</b>       | <b>1,986.00</b>  | <b>-1,482.25</b>      |
| <b>Total BUILDING EXPENSE</b>                     | <b>34,564.24</b>    | <b>59,869.32</b> | <b>-25,305.08</b>     |
| <b>INSURANCE &amp; INTEREST</b>                   |                     |                  |                       |
| <b>880 · Insurance</b>                            |                     |                  |                       |
| 880a · Insurance Contingency                      | 0.00                | 1,470.00         | -1,470.00             |
| 880 · Insurance - Other                           | 34,512.65           | 73,500.00        | -38,987.35            |

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|---|-------------------------|--------------------------|-------------------------|
| Total 880 · Insurance                             | 34,512.65               | 74,970.00                | -40,457.35              |
| <b>Total INSURANCE &amp; INTEREST</b>             | <u>34,512.65</u>        | <u>74,970.00</u>         | <u>-40,457.35</u>       |
| <b>UTILITIES</b>                                  |                         |                          |                         |
| 705 · Cable Television (Comcast)                  | 14,754.63               | 13,400.00                | 1,354.63                |
| 710 · Electricity                                 | 3,942.90                | 8,800.00                 | -4,857.10               |
| 715 · Heat / Gas                                  | 15,890.17               | 8,800.00                 | 7,090.17                |
| 720 · Storm Drain                                 | 0.00                    | 668.00                   | -668.00                 |
| 725 · 12th Floor WiFi & Phone (6061)              | 736.79                  | 668.00                   | 68.79                   |
| 735 · Trash Remove & Recycle                      | 2,900.00                | 2,800.00                 | 100.00                  |
| 740 · Water & Sewer                               | 10,487.52               | 8,800.00                 | 1,687.52                |
| 741 · Utility Contingency                         | 0.00                    | 880.00                   | -880.00                 |
| <b>Total UTILITIES</b>                            | <u>48,712.01</u>        | <u>44,816.00</u>         | <u>3,896.01</u>         |
| <b>APPROVED SPECIAL PROJECTS</b>                  |                         |                          |                         |
| 662 · Boiler Replacement                          | 6,171.00                |                          |                         |
| 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>59,671.00</u>        | <u>242,200.00</u>        | <u>-182,529.00</u>      |
| <b>Total Expense</b>                              | <u>213,119.64</u>       | <u>446,065.96</u>        | <u>-232,946.32</u>      |
| <b>Net Ordinary Income</b>                        | 48,629.02               | -12,556.96               | 61,185.98               |
| <b>Other Income/Expense</b>                       |                         |                          |                         |
| <b>Other Income</b>                               |                         |                          |                         |
| 70000 · Transfers from Operating                  | 42,316.00               | 42,316.00                | 0.00                    |
| <b>Total Other Income</b>                         | <u>42,316.00</u>        | <u>42,316.00</u>         | <u>0.00</u>             |
| <b>Other Expense</b>                              |                         |                          |                         |
| 950 · Budgeted Transfers to Reserves              |                         |                          |                         |
| 955 · Elevator Reserve                            | 20,716.00               | 20,716.00                | 0.00                    |
| 950 · Budgeted Transfers to Reserves - Other      | 21,600.00               | 21,600.00                | 0.00                    |
| <b>Total 950 · Budgeted Transfers to Reserves</b> | <u>42,316.00</u>        | <u>42,316.00</u>         | <u>0.00</u>             |
| <b>Total Other Expense</b>                        | <u>42,316.00</u>        | <u>42,316.00</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><u>48,629.02</u></u> | <u><u>-12,556.96</u></u> | <u><u>61,185.98</u></u> |