

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

	<u>Jan - Sep 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>INCOME</b>			
410 · Regular Assessments	448,632.72	453,641.00	-5,008.28
415 · Boiler/Roof Assessments	148,582.52	219,044.00	-70,461.48
416 · Warranty Income	49,665.91		
425 · Apartment 101 Rental	13,900.00	13,500.00	400.00
430 · Unit Repairs (Reimbursed)	0.00	90.00	-90.00
435 · Banking Interest Income	322.87	270.00	52.87
440 · Laundry	3,315.50	7,497.00	-4,181.50
441 · POP Machine	0.00	522.00	-522.00
445 · Legal Fees & Late Charges	441.00	90.00	351.00
450 · Key Fobs & Garage Door Openers	45.00	90.00	-45.00
455 · Fines & Misc. Income	575.00	90.00	485.00
460 · Move In/Move Out Fees	2,800.00	1,800.00	1,000.00
465 · Parking Space Rental	2,400.00	3,150.00	-750.00
475 · Storage Unit Rental	1,555.00	1,800.00	-245.00
<b>Total INCOME</b>	<u>672,235.52</u>	<u>701,584.00</u>	<u>-29,348.48</u>
<b>Total Income</b>	<u>672,235.52</u>	<u>701,584.00</u>	<u>-29,348.48</u>
<b>Gross Profit</b>	<u>672,235.52</u>	<u>701,584.00</u>	<u>-29,348.48</u>
<b>Expense</b>			
<b>ADMINISTRATION</b>			
585 · Licenses and Permits	1,096.00	378.00	718.00
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	90.00	-90.00
820 · Copying/Printing/Postage	383.00	675.00	-292.00
825 · Legal Fees			
Express Pros	32,496.01		
825 · Legal Fees - Other	10,311.00	6,003.00	4,308.00
<b>Total 825 · Legal Fees</b>	<u>42,807.01</u>	<u>6,003.00</u>	<u>36,804.01</u>
830 · Centennial Services	9,765.00	9,765.00	0.00
831 · Building Management Contractor	20,903.00	23,400.00	-2,497.00
840 · Admin, Coupons & Education	0.00	72.00	-72.00
841 · Banking Service Charges	161.55	225.00	-63.45
842 · Web Site Support/Board Emails	1,117.75	342.00	775.75
845 · Office Supplies	33.43	189.00	-155.57
846 · Pop Machine Expenses	175.00	297.00	-122.00
855 · Office Phone & DSL (5266)			
855a · Lanai Cell Phone (Verizon)	101.82	900.00	-798.18
855 · Office Phone & DSL (5266) - Other	3,412.96	3,375.00	37.96
<b>Total 855 · Office Phone &amp; DSL (5266)</b>	<u>3,514.78</u>	<u>4,275.00</u>	<u>-760.22</u>
860 · Administration Contingency	0.00	2,350.44	-2,350.44
<b>Total ADMINISTRATION</b>	<u>82,306.52</u>	<u>50,411.44</u>	<u>31,895.08</u>
<b>BUILDING EXPENSE</b>			
<b>CONTRACT LABOR</b>			
505 · Building Maintenance			
505a · HVAC (Haynes)	28,090.00	8,253.00	19,837.00
505b · Swamp Coolers	9,940.00		
505c · Bird and Pest Control	2,100.00	1,692.00	408.00
505d · Pool Maintenance	616.42	5,850.00	-5,233.58
505e · Garage, Parking Lot, Grounds	2,868.60	2,250.00	618.60
505f · Unit 101	0.00	378.00	-378.00
505g · Manager Office	0.00	1,503.00	-1,503.00
505h · Building Maintenance Contingenc	0.00	2,914.47	-2,914.47
505k · Roof	38,880.00	2,250.00	36,630.00
505L · Laundry	1,245.89		
505m · Maintenance Coordinator	13,033.09	1,800.00	11,233.09
505n · Maintenance Contractor	32,175.00	34,317.00	-2,142.00

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<b>Total 505 - Building Maintenance</b>	128,949.00	61,207.47	67,741.53
<b>530 - Janitorial</b>			
530a - Contract Services (Janitorial)	23,568.00	26,514.00	-2,946.00
530b - Professional Carpet Cleaning	1,355.00	1,305.00	50.00
530c - Janitorial Contingency	0.00	558.00	-558.00
<b>Total 530 - Janitorial</b>	<u>24,923.00</u>	<u>28,377.00</u>	<u>-3,454.00</u>
<b>535 - Foliage (Plants) Maintenance</b>			
535a - Landscaping (grass)	0.00	2,250.00	-2,250.00
535b - Tree Maintenance	1,589.00	603.00	986.00
535c - Gardening Group	239.30	1,053.00	-813.70
535d - Irrigation System	0.00	189.00	-189.00
535e - Foliage Contingency	0.00	207.00	-207.00
<b>Total 535 - Foliage (Plants) Maintenance</b>	<u>1,828.30</u>	<u>4,302.00</u>	<u>-2,473.70</u>
<b>540 - Plumbers &amp; Drain Clean</b>			
540a - Drain Cleaning	0.00	747.00	-747.00
540b - Professional Plumbing Repairs	7,375.64	3,753.00	3,622.64
540c - Drain Pipe Repairs	1,902.67	8,253.00	-6,350.33
540d - Plumbing Contingency	0.00	1,917.00	-1,917.00
<b>Total 540 - Plumbers &amp; Drain Clean</b>	<u>9,278.31</u>	<u>14,670.00</u>	<u>-5,391.69</u>
<b>550 - Snow Removal</b>			
550a - Snow Removal	0.00	3,600.00	-3,600.00
550b - Snow Removal Contingency	0.00	360.00	-360.00
<b>Total 550 - Snow Removal</b>	<u>0.00</u>	<u>3,960.00</u>	<u>-3,960.00</u>
<b>565 - Elevator Maintenance</b>			
565a - Elevator Monthly Contract	5,699.10	6,300.00	-600.90
565b - Elevator Other	440.00	2,997.00	-2,557.00
565c - Contingency-Elevator	0.00	468.00	-468.00
<b>Total 565 - Elevator Maintenance</b>	<u>6,139.10</u>	<u>9,765.00</u>	<u>-3,625.90</u>
<b>575 - Fire, Security, &amp; Intercom</b>			
575a - Alarm Monitoring	273.90	567.00	-293.10
575b - Alarm Maintenance	2,907.11	2,250.00	657.11
575c - Door King Intercom	0.00	567.00	-567.00
575d - Fob DNA Camera System	0.00	72.00	-72.00
575e - Contingency-Security	0.00	171.00	-171.00
<b>Total 575 - Fire, Security, &amp; Intercom</b>	<u>3,181.01</u>	<u>3,627.00</u>	<u>-445.99</u>
<b>Total CONTRACT LABOR</b>	<u>174,298.72</u>	<u>125,908.47</u>	<u>48,390.25</u>
<b>Social &amp; 12th Floor Expenses</b>			
650s - Spaces	4,297.01	2,997.00	1,300.01
653 - Socials Activities	28.25		
655 - 12th Floor	-2,782.60	1,125.00	-3,907.60
656 - Social Contingency	0.00	207.00	-207.00
<b>Total Social &amp; 12th Floor Expenses</b>	<u>1,542.66</u>	<u>4,329.00</u>	<u>-2,786.34</u>
<b>SUPPLIES</b>			
580 - Individual Unit Repairs	194.29		
605 - Building Maintenance	1,356.70	2,628.00	-1,271.30
610 - Electrical	0.00	153.00	-153.00
615 - Grounds	0.00	450.00	-450.00
625 - Janitorial	306.23	297.00	9.23
635 - Plumbing	0.00	747.00	-747.00
636 - Contingency	0.00	206.00	-206.00
<b>Total SUPPLIES</b>	<u>1,857.22</u>	<u>4,481.00</u>	<u>-2,623.78</u>
<b>Total BUILDING EXPENSE</b>	<u>177,698.60</u>	<u>134,718.47</u>	<u>42,980.13</u>
<b>INSURANCE &amp; INTEREST</b>			
880 - Insurance			
880a - Insurance Contingency	0.00	1,470.00	-1,470.00
880 - Insurance - Other	65,363.95	73,500.00	-8,136.05
<b>Total 880 - Insurance</b>	<u>65,363.95</u>	<u>74,970.00</u>	<u>-9,606.05</u>
<b>Total INSURANCE &amp; INTEREST</b>	<u>65,363.95</u>	<u>74,970.00</u>	<u>-9,606.05</u>
<b>UTILITIES</b>			

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705 · Cable Television (Comcast)	33,482.88	30,150.00	3,332.88
710 · Electricity	21,610.58	19,800.00	1,810.58
715 · Heat / Gas	26,548.48	19,800.00	6,748.48
720 · Storm Drain	0.00	1,503.00	-1,503.00
725 · 12th Floor WiFi & Phone (6061)	1,661.21	1,503.00	158.21
735 · Trash Remove & Recycle	6,525.00	6,300.00	225.00
740 · Water & Sewer	20,366.04	19,800.00	566.04
741 · Utility Contingency	0.00	1,980.00	-1,980.00
<b>Total UTILITIES</b>	<u>110,194.19</u>	<u>100,836.00</u>	<u>9,358.19</u>
<b>APPROVED SPECIAL PROJECTS</b>			
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	84,162.52	96,600.00	-12,437.48
<b>Total APPROVED SPECIAL PROJECTS</b>	<u>174,933.52</u>	<u>242,200.00</u>	<u>-67,266.48</u>
<b>Total Expense</b>	<u>610,496.78</u>	<u>603,135.91</u>	<u>7,360.87</u>
<b>Net Ordinary Income</b>	<u>61,738.74</u>	<u>98,448.09</u>	<u>-36,709.35</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
70000 · Transfers from Operating	95,211.00	95,211.00	0.00
<b>Total Other Income</b>	<u>95,211.00</u>	<u>95,211.00</u>	<u>0.00</u>
<b>Other Expense</b>			
950 · Budgeted Transfers to Reserves			
955 · Elevator Reserve	46,611.00	46,611.00	0.00
950 · Budgeted Transfers to Reserves - Other	48,600.00	48,600.00	0.00
<b>Total 950 · Budgeted Transfers to Reserves</b>	<u>95,211.00</u>	<u>95,211.00</u>	<u>0.00</u>
<b>Total Other Expense</b>	<u>95,211.00</u>	<u>95,211.00</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>61,738.74</u></u>	<u><u>98,448.09</u></u>	<u><u>-36,709.35</u></u>