LEI LANI CONDOMINIUM OWNERS ASSOCIATION

2025

REVENUES:		
Maintenance Fees	649,043	
Insurance Assessment	715,603	
Beach Chair Rental	5,500	
Guest Registration Passes	20,000	
Interest	500	
Other	2,500	
Total Revenue	1,393,146	
EXPENSES:		
Utilities		
Cable	65,268	
Electricity	26,825	
Telephone/Internet	45,000	
Garbage Service	19,315	
Water	31,906	
Sewer	34,287	
Total Expenses-Utilities	222,601	
Maintenance		
Maintenance Contract	120,500	
Pool Maintenance	3,000	
Building Maintenance	50,000	
Grounds Maintenance	25,000	
Elevator Maintenance	25,000	
Fire Protection Maintenance	20,000	
Security	6,000	
Pest Control	7,000	
Supplies-Pool	10,000	
Supplies-Grounds	10,000	
Supplies-Building	8,000	
Total Expenses-Maintenance	284,500	
Administration		
Accounting	12,240	
Management Contract	43,800	
Business License/Taxes	700	
Office Expense	8,250	
Misc Expense	4,000	
Professional Fees	32,100	
Income Taxes	10,000	
Insurance	715,603	(Offset by Insurance Assessment (above))
Other	15,000	
Meeting Expense	700	
Total Expenses-Administration	842,393	
Total Operating Expenses	1,349,494	
Net Income	43,652	
OTHER:		
Reserve Projects	50,000	(To be paid from Reserve Account)
Transfers to Reserve Account	139,315	(10% of Operating Revenues) (Transfers will come from Operating Account Bank Balance)