

Financial Statement Operating Income Statement

Portfolios: Lanai Condominium Association, Inc

As of: Nov 2021

Accounting Basis: Accrual

Fund Type: Operating

GL Account Map: Monthly Reports GL

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
40-9999-00	Fee / Assessment Income							
40-4010-00	Assessments	51,435.06	50,404.41	1,030.65	550,472.20	554,448.59	-3,976.39	604,853.00
40-4011-00	Special Assessment	8,831.31	0.00	8,831.31	157,413.83	219,021.00	-61,607.17	219,021.00
40-4016-00	Late Fees	0.00	10.00	-10.00	441.00	110.00	331.00	120.00
40-4018-00	Interest Income	4.93	30.00	-25.07	357.92	330.00	27.92	360.00
40-4020-00	Move Out/Move In	175.00	200.00	-25.00	2,975.00	2,200.00	775.00	2,400.00
40-4024-01	Clubhouse Rental	150.00	0.00	150.00	200.00	0.00	200.00	0.00
40-4025-00	Reimbursements	0.00	10.00	-10.00	0.00	110.00	-110.00	120.00
40-4026-00	Laundry Income - Operating	2,226.15	833.33	1,392.82	5,541.65	9,166.67	-3,625.02	10,000.00
40-4038-00	Parking	350.00	350.00	0.00	3,000.00	3,850.00	-850.00	4,200.00
40-4040-00	Storage Rental	275.00	200.00	75.00	1,985.00	2,200.00	-215.00	2,400.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	17,100.00	16,500.00	600.00	18,000.00
40-4043-00	Keys and Fobs	25.00	10.00	15.00	120.00	110.00	10.00	120.00
40-4044-02	Vending Machine Income	0.00	58.33	-58.33	0.00	641.67	-641.67	700.00
40-4065-00	Fines	0.00	10.00	-10.00	575.00	110.00	465.00	120.00
	Total Fee / Assessment Income	65,072.45	53,616.07	11,456.38	740,181.60	808,797.93	-68,616.33	862,414.00
46-4500-00	Warranty Income	0.00	0.00	0.00	49,665.91	0.00	49,665.91	0.00
	Total Operating Income	65,072.45	53,616.07	11,456.38	789,847.51	808,797.93	-18,950.42	862,414.00
Expense								
50-9999-00	Utilities							
50-5010-00	Gas & Electricity	8,011.07	4,619.66	-3,391.41	60,872.08	50,816.34	-10,055.74	55,436.00
50-5015-00	Water & Sewer	2,036.98	2,200.00	163.02	27,735.90	24,200.00	-3,535.90	26,400.00
50-5017-00	Storm Water	0.00	166.66	166.66	1,846.32	1,833.34	-12.98	2,000.00
50-5018-00	Trash Removal	780.00	700.00	-80.00	8,030.00	7,700.00	-330.00	8,400.00
50-5022-00	Phone/Cable/Internet	754.66	612.50	-142.16	6,677.11	6,737.50	60.39	7,350.00
50-5022-03	Comcast Television - LCA	3,750.78	3,350.00	-400.78	40,979.40	36,850.00	-4,129.40	40,200.00
	Total Utilities	15,333.49	11,648.82	-3,684.67	146,140.81	128,137.18	-18,003.63	139,786.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
60-9999-00	Grounds Maintenance							
60-6013-01	Landscape Maintenance	0.00	476.91	476.91	1,828.30	5,246.09	3,417.79	5,723.00
60-6039-00	Pest Control Grounds	-400.00	187.50	587.50	1,950.00	2,062.50	112.50	2,250.00
60-6046-00	Snow Removal	5,488.50	440.00	-5,048.50	5,488.50	4,840.00	-648.50	5,280.00
60-6051-00	Pool Maint./Supplies/Chemicals	0.00	1,839.58	1,839.58	7,713.43	20,235.42	12,521.99	22,075.00
	Total Grounds Maintenance	5,088.50	2,943.99	-2,144.51	16,980.23	32,384.01	15,403.78	35,328.00
70-9999-00	Building Maintenance							
60-6017-01	Day Porter Service - Maintenance & Janitorial	4,689.73	3,813.33	-876.40	40,164.73	41,946.67	1,781.94	45,760.00
70-7010-00	Building Repairs and Maintenance	1,266.05	1,823.12	557.07	5,218.94	20,054.38	14,835.44	21,877.50
70-7011-01	Rental Unit Repairs and Maintenance	416.00	41.66	-374.34	416.00	458.34	42.34	500.00
70-7012-01	Building Maintenance Contractor	0.00	529.41	529.41	13,033.09	5,823.59	-7,209.50	6,353.00
70-7020-00	Roof Repairs	417.38	250.00	-167.38	32,187.38	2,750.00	-29,437.38	3,000.00
70-7033-00	Plumbing Repairs & Maintenance	-702.00	1,735.50	2,437.50	16,338.31	19,090.50	2,752.19	20,826.00
70-7040-00	Carpet / Furniture Cleaning	1,355.00	145.41	-1,209.59	2,710.00	1,599.59	-1,110.41	1,745.00
70-7043-00	Janitorial	2,946.00	3,041.16	95.16	29,766.23	33,452.84	3,686.61	36,494.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	435.00	916.66	481.66	61,986.00	10,083.34	-51,902.66	11,000.00
70-7052-00	Elevator Repairs/Inspection	570.01	1,085.00	514.99	7,349.12	11,935.00	4,585.88	13,020.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	0.00	402.50	402.50	2,373.64	4,427.50	2,053.86	4,830.00
70-7059-01	Sewer and Drain Repairs	7,339.50	0.00	-7,339.50	7,339.50	0.00	-7,339.50	0.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	-2,782.60	1,375.00	4,157.60	1,500.00
70-7073-00	Vending Machine Expense	0.00	33.33	33.33	175.00	366.67	191.67	400.00
	Total Building Maintenance	18,732.67	13,942.08	-4,790.59	216,275.34	153,363.42	-62,911.92	167,305.50
80-9999-00	Insurance Expenses							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	6,181.46	6,247.50	66.04	77,727.87	68,722.50	-9,005.37	74,970.00
	Total Insurance Expenses	6,181.46	6,247.50	66.04	77,727.87	68,722.50	-9,005.37	74,970.00
82-9999-00	Administrative Expenses							
82-8210-00	Management Fees	6,071.17	3,660.00	-2,411.17	40,539.17	40,260.00	-279.17	43,920.00
82-8214-00	Office Supplies / Expenses / Postage	340.65	308.33	-32.32	2,073.13	3,391.67	1,318.54	3,700.00
82-8220-00	Bank Fees	0.00	25.00	25.00	176.50	275.00	98.50	300.00
82-8245-00	Legal Fees General	15,975.00	799.04	-15,175.96	60,757.01	8,789.46	-51,967.55	9,588.50
82-8250-00	Permits/Licenses/Certifications	100.00	41.66	-58.34	1,196.00	458.34	-737.66	500.00
82-8253-00	Bad Debt Expenses	0.00	12.50	12.50	0.00	137.50	137.50	150.00
82-8257-00	Audit & Tax Preparation	0.00	195.83	195.83	2,350.00	2,154.17	-195.83	2,350.00
82-8266-00	Social/Community Events	0.00	0.00	0.00	28.25	0.00	-28.25	0.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
82-8269-00	Laundry Room Expenses	196.88	0.00	-196.88	4,539.04	0.00	-4,539.04	0.00
	Total Administrative Expenses	22,683.70	5,042.36	-17,641.34	111,659.10	55,466.14	-56,192.96	60,508.50
84-9999-00	Special Assessment Projects							
84-8420-03	Special Assessment (Roofing Project)	8,831.31	0.00	-8,831.31	92,993.83	96,600.00	3,606.17	96,600.00
84-8465-00	Special Assessment Boiler	0.00	0.00	0.00	64,420.00	112,500.00	48,080.00	112,500.00
	Total Special Assessment Projects	8,831.31	0.00	-8,831.31	157,413.83	209,100.00	51,686.17	209,100.00
	Total Operating Expense	76,851.13	39,824.75	-37,026.38	726,197.18	647,173.25	-79,023.93	686,998.00
	Total Operating Income	65,072.45	53,616.07	11,456.38	789,847.51	808,797.93	-18,950.42	862,414.00
	Total Operating Expense	76,851.13	39,824.75	-37,026.38	726,197.18	647,173.25	-79,023.93	686,998.00
	NOI - Net Operating Income	-11,778.68	13,791.32	-25,570.00	63,650.33	161,624.68	-97,974.35	175,416.00
	Other Income							
46-4491-00	Transfers from Operating	0.00	10,579.00	-10,579.00	95,211.00	116,369.00	-21,158.00	126,948.00
	Total Other Income	0.00	10,579.00	-10,579.00	95,211.00	116,369.00	-21,158.00	126,948.00
	Other Expense							
99-9991-99	Elevator Reserve	0.00	5,179.00	5,179.00	46,611.00	56,969.00	10,358.00	62,148.00
99-9992-99	Budgeted Transfers to Reserves	0.00	5,400.00	5,400.00	48,600.00	59,400.00	10,800.00	64,800.00
	Total Other Expense	0.00	10,579.00	10,579.00	95,211.00	116,369.00	21,158.00	126,948.00
	Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Income	65,072.45	64,195.07	877.38	885,058.51	925,166.93	-40,108.42	989,362.00
	Total Expense	76,851.13	50,403.75	-26,447.38	821,408.18	763,542.25	-57,865.93	813,946.00
	Net Income	-11,778.68	13,791.32	-25,570.00	63,650.33	161,624.68	-97,974.35	175,416.00