

Financial Statement Operating Income Statement

Portfolios: Lanai Condominium Association, Inc

As of: Dec 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	49,004.42	50,404.41	-1,399.99	599,476.62	604,853.00	-5,376.38	604,853.00
40-4011-00	Special Assessment	0.00	0.00	0.00	157,413.83	219,021.00	-61,607.17	219,021.00
40-4016-00	Late Fees	70.00	10.00	60.00	511.00	120.00	391.00	120.00
40-4018-00	Interest Income	97.13	30.00	67.13	455.05	360.00	95.05	360.00
40-4020-00	Move Out/Move In	0.00	200.00	-200.00	2,975.00	2,400.00	575.00	2,400.00
40-4024-01	Clubhouse Rental	0.00	0.00	0.00	200.00	0.00	200.00	0.00
40-4025-00	Reimbursements	0.00	10.00	-10.00	0.00	120.00	-120.00	120.00
40-4026-00	Laundry Income - Operating	0.00	833.33	-833.33	5,541.65	10,000.00	-4,458.35	10,000.00
40-4038-00	Parking	100.00	350.00	-250.00	3,100.00	4,200.00	-1,100.00	4,200.00
40-4040-00	Storage Rental	115.00	200.00	-85.00	2,100.00	2,400.00	-300.00	2,400.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	18,700.00	18,000.00	700.00	18,000.00
40-4043-00	Keys and Fobs	0.00	10.00	-10.00	120.00	120.00	0.00	120.00
40-4044-02	Vending Machine Income	0.00	58.33	-58.33	0.00	700.00	-700.00	700.00
40-4065-00	Fines	0.00	10.00	-10.00	575.00	120.00	455.00	120.00
	Total Fee / Assessment Income	50,986.55	53,616.07	-2,629.52	791,168.15	862,414.00	-71,245.85	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	50,986.55	53,616.07	-2,629.52	840,834.06	862,414.00	-21,579.94	862,414.00
Expense								
50-9999-00	Utilities							
50-5010-00	Gas & Electricity	6,202.87	4,619.66	-1,583.21	67,074.95	55,436.00	-11,638.95	55,436.00
50-5015-00	Water & Sewer	0.00	2,200.00	2,200.00	27,735.90	26,400.00	-1,335.90	26,400.00
50-5017-00	Storm Water	0.00	166.66	166.66	1,846.32	2,000.00	153.68	2,000.00
50-5018-00	Trash Removal	725.00	700.00	-25.00	8,755.00	8,400.00	-355.00	8,400.00
50-5022-00	Phone/Cable/Internet	0.00	612.50	612.50	6,677.11	7,350.00	672.89	7,350.00
50-5022-03	Comcast Television - LCA	0.00	3,350.00	3,350.00	40,979.40	40,200.00	-779.40	40,200.00
	Total Utilities	6,927.87	11,648.82	4,720.95	153,068.68	139,786.00	-13,282.68	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	5,723.00	3,894.70	5,723.00
60-6039-00	Pest Control Grounds	400.00	187.50	-212.50	2,350.00	2,250.00	-100.00	2,250.00
60-6046-00	Snow Removal	0.00	440.00	440.00	5,488.50	5,280.00	-208.50	5,280.00
60-6051-00	Pool Maint./Supplies/Chemicals	6,652.00	1,839.58	-4,812.42	14,365.43	22,075.00	7,709.57	22,075.00
	Total Grounds Maintenance	7,052.00	2,943.99	-4,108.01	24,032.23	35,328.00	11,295.77	35,328.00
70-9999-00	Building Maintenance							
60-6017-01	Day Porter Service - Maintenance & Janitorial	0.00	3,813.33	3,813.33	40,164.73	45,760.00	5,595.27	45,760.00
70-7010-00	Building Repairs and Maintenance	1,548.45	1,823.12	274.67	6,767.39	21,877.50	15,110.11	21,877.50
70-7011-01	Rental Unit Repairs and Maintenance	0.00	41.66	41.66	416.00	500.00	84.00	500.00
70-7012-01	Building Maintenance Contractor	0.00	529.41	529.41	13,033.09	6,353.00	-6,680.09	6,353.00
70-7020-00	Roof Repairs	0.00	250.00	250.00	32,187.38	3,000.00	-29,187.38	3,000.00
70-7033-00	Plumbing Repairs & Maintenance	343.00	1,735.50	1,392.50	16,681.31	20,826.00	4,144.69	20,826.00
70-7040-00	Carpet / Furniture Cleaning	0.00	145.41	145.41	2,710.00	1,745.00	-965.00	1,745.00
70-7043-00	Janitorial	2,946.00	3,041.16	95.16	32,712.23	36,494.00	3,781.77	36,494.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	3,090.00	916.66	-2,173.34	65,076.00	11,000.00	-54,076.00	11,000.00
70-7052-00	Elevator Repairs/Inspection	640.01	1,085.00	444.99	7,989.13	13,020.00	5,030.87	13,020.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	30.00	402.50	372.50	2,403.64	4,830.00	2,426.36	4,830.00
70-7059-01	Sewer and Drain Repairs	0.00	0.00	0.00	7,339.50	0.00	-7,339.50	0.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	-2,782.60	1,500.00	4,282.60	1,500.00
70-7073-00	Vending Machine Expense	0.00	33.33	33.33	175.00	400.00	225.00	400.00
	Total Building Maintenance	8,597.46	13,942.08	5,344.62	224,872.80	167,305.50	-57,567.30	167,305.50
80-9999-00	Insurance Expenses							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	7,984.30	6,247.50	-1,736.80	85,712.17	74,970.00	-10,742.17	74,970.00
	Total Insurance Expenses	7,984.30	6,247.50	-1,736.80	85,712.17	74,970.00	-10,742.17	74,970.00
82-9999-00	Administrative Expenses							
82-8210-00	Management Fees	3,800.00	3,660.00	-140.00	44,339.17	43,920.00	-419.17	43,920.00
82-8214-00	Office Supplies / Expenses / Postage	106.67	308.33	201.66	2,179.80	3,700.00	1,520.20	3,700.00
82-8220-00	Bank Fees	0.00	25.00	25.00	176.50	300.00	123.50	300.00
82-8245-00	Legal Fees General	5,837.50	799.04	-5,038.46	66,594.51	9,588.50	-57,006.01	9,588.50
82-8250-00	Permits/Licenses/Certifications	0.00	41.66	41.66	1,196.00	500.00	-696.00	500.00
82-8253-00	Bad Debt Expenses	0.00	12.50	12.50	0.00	150.00	150.00	150.00
82-8257-00	Audit & Tax Preparation	0.00	195.83	195.83	2,350.00	2,350.00	0.00	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	1,874.02	0.00	-1,874.02	6,413.06	0.00	-6,413.06	0.00
	Total Administrative Expenses	11,618.19	5,042.36	-6,575.83	123,277.29	60,508.50	-62,768.79	60,508.50
84-9999-00	Special Assessment Projects							
84-8420-03	Special Assessment (Roofing Project)	0.00	0.00	0.00	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	0.00	0.00	0.00	157,413.83	209,100.00	51,686.17	209,100.00
	Total Operating Expense	42,179.82	39,824.75	-2,355.07	768,377.00	686,998.00	-81,379.00	686,998.00
	Total Operating Income	50,986.55	53,616.07	-2,629.52	840,834.06	862,414.00	-21,579.94	862,414.00
	Total Operating Expense	42,179.82	39,824.75	-2,355.07	768,377.00	686,998.00	-81,379.00	686,998.00
	NOI - Net Operating Income	8,806.73	13,791.32	-4,984.59	72,457.06	175,416.00	-102,958.94	175,416.00
	Other Income							
46-4491-00	Transfers from Operating	21,159.32	10,579.00	10,580.32	116,370.32	126,948.00	-10,577.68	126,948.00
	Total Other Income	21,159.32	10,579.00	10,580.32	116,370.32	126,948.00	-10,577.68	126,948.00
	Other Expense							
99-9991-99	Elevator Reserve	10,358.32	5,179.00	-5,179.32	56,969.32	62,148.00	5,178.68	62,148.00
99-9992-99	Budgeted Transfers to Reserves	10,801.00	5,400.00	-5,401.00	59,401.00	64,800.00	5,399.00	64,800.00
	Total Other Expense	21,159.32	10,579.00	-10,580.32	116,370.32	126,948.00	10,577.68	126,948.00
	Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Income	72,145.87	64,195.07	7,950.80	957,204.38	989,362.00	-32,157.62	989,362.00
	Total Expense	63,339.14	50,403.75	-12,935.39	884,747.32	813,946.00	-70,801.32	813,946.00
	Net Income	8,806.73	13,791.32	-4,984.59	72,457.06	175,416.00	-102,958.94	175,416.00