

Income Statement Report

Royal Kahili Apartments AOA

Associa

June 06, 2026 02:36 PM

December 01, 2025 - December 31, 2025

	Current Period			Year To Date (12 months)			Annual	Budget
	Activity	Budget	Variance	Activity	Budget	Variance	Budget	Remaining
<u>Income</u>								
Assessment Income								
4000 - Maintenance Fees	\$34,384.96	\$34,385.00	(\$0.04)	\$412,619.52	\$412,620.00	(\$0.48)	\$412,620.00	\$0.48
4025 - Reserve Assessments	\$4,015.04	\$4,015.00	\$0.04	\$48,180.48	\$48,180.00	\$0.48	\$48,180.00	(\$0.48)
4090 - Electric Assessments	\$6,965.48	\$9,483.00	(\$2,517.52)	\$101,919.65	\$113,796.00	(\$11,876.35)	\$113,796.00	\$11,876.35
Total Assessment Income	\$45,365.48	\$47,883.00	(\$2,517.52)	\$562,719.65	\$574,596.00	(\$11,876.35)	\$574,596.00	\$11,876.35
Collections Income								
4710 - Late Fees	\$0.00	\$4,162.00	(\$4,162.00)	(\$267.43)	\$49,944.00	(\$50,211.43)	\$49,944.00	\$50,211.43
Total Collections Income	\$0.00	\$4,162.00	(\$4,162.00)	(\$267.43)	\$49,944.00	(\$50,211.43)	\$49,944.00	\$50,211.43
Other Income								
4800 - Antenna Income	\$1,756.15	\$1,790.00	(\$33.85)	\$22,829.95	\$21,480.00	\$1,349.95	\$21,480.00	(\$1,349.95)
Total Other Income	\$1,756.15	\$1,790.00	(\$33.85)	\$22,829.95	\$21,480.00	\$1,349.95	\$21,480.00	(\$1,349.95)
Investment Income								
4900 - Interest Earned - Operating Accounts	\$2.00	\$5.00	(\$3.00)	\$41.65	\$60.00	(\$18.35)	\$60.00	\$18.35
4905 - Reserve Contribution Income	\$4,015.00	\$4,015.00	\$0.00	\$48,180.00	\$48,180.00	\$0.00	\$48,180.00	\$0.00
4910 - Interest Earned - Reserve Accounts	\$33.25	\$47.00	(\$13.75)	\$401.77	\$564.00	(\$162.23)	\$564.00	\$162.23
Total Investment Income	\$4,050.25	\$4,067.00	(\$16.75)	\$48,623.42	\$48,804.00	(\$180.58)	\$48,804.00	\$180.58
Total Income	\$ 51,171.88	\$ 57,902.00	(\$ 6,730.12)	\$ 633,905.59	\$ 694,824.00	(\$ 60,918.41)	\$ 694,824.00	\$ 60,918.41
<u>Expense</u>								
Administrative								
5060 - Interest-Bank Loan	\$0.00	\$2,690.00	(\$2,690.00)	\$0.00	\$32,280.00	(\$32,280.00)	\$32,280.00	\$32,280.00
5095 - Payroll Services	\$0.00	\$0.00	\$0.00	\$1,036.63	\$0.00	\$1,036.63	\$0.00	(\$1,036.63)
5105 - Reserve Studies	\$429.32	\$0.00	\$429.32	\$429.32	\$0.00	\$429.32	\$0.00	(\$429.32)
Total Administrative	\$429.32	\$2,690.00	(\$2,260.68)	\$1,465.95	\$32,280.00	(\$30,814.05)	\$32,280.00	\$30,814.05

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Communications								
5215 - Postage	\$40.70	\$55.00	(\$14.30)	\$420.93	\$660.00	(\$239.07)	\$660.00	\$239.07
Total Communications	\$40.70	\$55.00	(\$14.30)	\$420.93	\$660.00	(\$239.07)	\$660.00	\$239.07
Payroll & Benefits								
5300 - Resident/Site Manager Salaries	\$8,880.00	\$4,310.00	\$4,570.00	\$104,136.86	\$51,720.00	\$52,416.86	\$51,720.00	(\$52,416.86)
5314 - Ground Maintenance Salaries	\$846.00	\$7,800.00	(\$6,954.00)	\$20,150.40	\$93,600.00	(\$73,449.60)	\$93,600.00	\$73,449.60
5318 - Pool Salaries	(\$12,521.40)	\$0.00	(\$12,521.40)	\$6,711.00	\$0.00	\$6,711.00	\$0.00	(\$6,711.00)
5322 - Other Employee Salaries	(\$16,440.00)	\$0.00	(\$16,440.00)	\$6,192.00	\$0.00	\$6,192.00	\$0.00	(\$6,192.00)
5325 - Bonuses	\$0.00	\$900.00	(\$900.00)	\$0.00	\$10,800.00	(\$10,800.00)	\$10,800.00	\$10,800.00
5330 - Health Benefits	\$1,331.96	\$2,500.00	(\$1,168.04)	\$15,445.77	\$30,000.00	(\$14,554.23)	\$30,000.00	\$14,554.23
5355 - FICA Payroll Taxes	(\$1,640.19)	\$1,000.00	(\$2,640.19)	\$10,326.36	\$12,000.00	(\$1,673.64)	\$12,000.00	\$1,673.64
5360 - Payroll Taxes FUTA	(\$4.21)	\$35.00	(\$39.21)	\$303.37	\$420.00	(\$116.63)	\$420.00	\$116.63
5365 - Payroll Taxes SUTA	\$85.42	\$195.00	(\$109.58)	\$831.80	\$2,340.00	(\$1,508.20)	\$2,340.00	\$1,508.20
5390 - Workers Compensation	\$408.67	\$420.00	(\$11.33)	\$4,959.30	\$5,040.00	(\$80.70)	\$5,040.00	\$80.70
5399 - EE Benefits,TDI	\$1,141.75	\$109.00	\$1,032.75	\$1,141.75	\$1,308.00	(\$166.25)	\$1,308.00	\$166.25
Total Payroll & Benefits	(\$17,912.00)	\$17,269.00	(\$35,181.00)	\$170,198.61	\$207,228.00	(\$37,029.39)	\$207,228.00	\$37,029.39
Insurance								
5410 - Fidelity Bond Insurance	\$16.67	\$28.00	(\$11.33)	\$218.36	\$336.00	(\$117.64)	\$336.00	\$117.64
5415 - D&O Insurance Premiums	\$170.83	\$135.00	\$35.83	\$1,968.64	\$1,620.00	\$348.64	\$1,620.00	(\$348.64)
5420 - Umbrella Liability Premiums	\$106.76	\$105.00	\$1.76	\$1,281.12	\$1,260.00	\$21.12	\$1,260.00	(\$21.12)
5435 - Flood Insurance Premiums	\$1,665.75	\$1,450.00	\$215.75	\$19,281.28	\$17,400.00	\$1,881.28	\$17,400.00	(\$1,881.28)
5445 - General Liability Insurance Premiums	\$242.13	\$265.00	(\$22.87)	\$2,938.96	\$3,180.00	(\$241.04)	\$3,180.00	\$241.04
5460 - Commercial Package Premiums	\$5,393.00	\$3,480.00	\$1,913.00	\$60,810.38	\$41,760.00	\$19,050.38	\$41,760.00	(\$19,050.38)

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Total Insurance

	\$7,595.14	\$5,463.00	\$2,132.14	\$86,498.74	\$65,556.00	\$20,942.74	\$65,556.00	(\$20,942.74)
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Utilities

6000 - Electric Service	\$6,257.42	\$9,500.00	(\$3,242.58)	\$53,193.97	\$114,000.00	(\$60,806.03)	\$114,000.00	\$60,806.03
6005 - Gas Service	\$2,256.46	\$644.00	\$1,612.46	\$8,319.12	\$7,728.00	\$591.12	\$7,728.00	(\$591.12)
6025 - Water Service	\$1,399.24	\$990.00	\$409.24	\$12,515.09	\$11,880.00	\$635.09	\$11,880.00	(\$635.09)
6030 - Sewer Service	\$1,664.00	\$1,690.00	(\$26.00)	\$20,000.95	\$20,280.00	(\$279.05)	\$20,280.00	\$279.05
6035 - Trash and Recycling Service	\$963.52	\$880.00	\$83.52	\$11,562.24	\$10,560.00	\$1,002.24	\$10,560.00	(\$1,002.24)
6040 - Bundled Telecom Services	\$2,180.53	\$1,800.00	\$380.53	\$22,084.16	\$21,600.00	\$484.16	\$21,600.00	(\$484.16)
6050 - Telephone Service	\$63.88	\$350.00	(\$286.12)	\$763.50	\$4,200.00	(\$3,436.50)	\$4,200.00	\$3,436.50
6055 - Internet Service	\$0.00	\$1,120.00	(\$1,120.00)	\$3,921.85	\$13,440.00	(\$9,518.15)	\$13,440.00	\$9,518.15

Total Utilities

	\$14,785.05	\$16,974.00	(\$2,188.95)	\$132,360.88	\$203,688.00	(\$71,327.12)	\$203,688.00	\$71,327.12
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Contracted Services

6408 - Elevator Services	\$523.20	\$500.00	\$23.20	\$6,232.50	\$6,000.00	\$232.50	\$6,000.00	(\$232.50)
6414 - Fire Prevention & Protection	\$0.00	\$25.00	(\$25.00)	\$1,455.50	\$300.00	\$1,155.50	\$300.00	(\$1,155.50)
6436 - Plumbing Services	\$0.00	\$33.00	(\$33.00)	\$0.00	\$396.00	(\$396.00)	\$396.00	\$396.00

Total Contracted Services

	\$523.20	\$558.00	(\$34.80)	\$7,688.00	\$6,696.00	\$992.00	\$6,696.00	(\$992.00)
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Repair & Maintenance

6515 - Building Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$405.76	\$0.00	\$405.76	\$0.00	(\$405.76)
6600 - General Repair & Maintenance	\$0.00	\$3,984.00	(\$3,984.00)	\$17,705.93	\$47,808.00	(\$30,102.07)	\$47,808.00	\$30,102.07
6695 - Plumbing Supplies/Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$298.43	\$0.00	\$298.43	\$0.00	(\$298.43)
6700 - Pool Supplies/Repair & Maintenance	\$493.17	\$0.00	\$493.17	\$22,470.53	\$0.00	\$22,470.53	\$0.00	(\$22,470.53)

Total Repair & Maintenance

	\$493.17	\$3,984.00	(\$3,490.83)	\$40,880.65	\$47,808.00	(\$6,927.35)	\$47,808.00	\$6,927.35
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Professional Services								
7000 - Audit & Tax Services	\$0.00	\$118.00	(\$118.00)	\$0.00	\$1,416.00	(\$1,416.00)	\$1,416.00	\$1,416.00
7030 - Legal Services - General Counsel	\$0.00	\$25.00	(\$25.00)	\$0.00	\$300.00	(\$300.00)	\$300.00	\$300.00
7040 - Management Fees	\$1,200.00	\$1,200.00	\$0.00	\$14,400.00	\$14,400.00	\$0.00	\$14,400.00	\$0.00
7095 - Professional Fees, Common	\$11,348.94	\$100.00	\$11,248.94	\$50,838.36	\$1,200.00	\$49,638.36	\$1,200.00	(\$49,638.36)
Total Professional Services	\$12,548.94	\$1,443.00	\$11,105.94	\$65,238.36	\$17,316.00	\$47,922.36	\$17,316.00	(\$47,922.36)
Association Owned Unit Expenses								
8900 - Maintenance Fees Expense	\$1,200.00	\$1,297.00	(\$97.00)	\$14,843.05	\$15,564.00	(\$720.95)	\$15,564.00	\$720.95
Total Association Owned Unit Expenses	\$1,200.00	\$1,297.00	(\$97.00)	\$14,843.05	\$15,564.00	(\$720.95)	\$15,564.00	\$720.95
Taxes								
9015 - Real Property Tax	\$0.00	\$0.00	\$0.00	\$5,916.69	\$0.00	\$5,916.69	\$0.00	(\$5,916.69)
9025 - General Excise Tax	\$80.55	\$92.00	(\$11.45)	\$960.25	\$1,104.00	(\$143.75)	\$1,104.00	\$143.75
Total Taxes	\$80.55	\$92.00	(\$11.45)	\$6,876.94	\$1,104.00	\$5,772.94	\$1,104.00	(\$5,772.94)
Other Expenses								
9105 - Reserve Contribution Expense	\$4,015.00	\$4,015.00	\$0.00	\$48,180.00	\$48,180.00	\$0.00	\$48,180.00	\$0.00
Total Other Expenses	\$4,015.00	\$4,015.00	\$0.00	\$48,180.00	\$48,180.00	\$0.00	\$48,180.00	\$0.00
Reserve Expenses								
9800 - Repair & Replacement Expenses	\$45,510.88	\$7,652.00	\$37,858.88	\$75,069.11	\$91,824.00	(\$16,754.89)	\$91,824.00	\$16,754.89
9930 - Railings Expenses	\$0.00	\$0.00	\$0.00	\$42,543.94	\$0.00	\$42,543.94	\$0.00	(\$42,543.94)
Total Reserve Expenses	\$45,510.88	\$7,652.00	\$37,858.88	\$117,613.05	\$91,824.00	\$25,789.05	\$91,824.00	(\$25,789.05)
Total Expense	\$ 69,309.95	\$ 61,492.00	\$ 7,817.95	\$ 692,265.16	\$ 737,904.00	(\$ 45,638.84)	\$ 737,904.00	\$ 45,638.84
NET INCOME/(LOSS)	(\$ 18,138.07)	(\$ 3,590.00)	(\$ 14,548.07)	(\$ 58,359.57)	(\$ 43,080.00)	(\$ 15,279.57)	(\$ 43,080.00)	\$ 15,279.57