

**Balance Sheet Report**  
**Lanai Condos**  
**Operating**

As of December 31, 2022

	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - PWB Operating #8421	250,400.83	250,115.52	285.31
1015 - AAB OPER #4723	1,685.52	0.00	1,685.52
1220 - Petty Cash	3,292.31	3,385.27	(92.96)
1650 - Due (To)/From Reserves	(10,759.64)	(0.67)	(10,758.97)
<b>Total Operating Funds</b>	<b>244,619.02</b>	<b>253,500.12</b>	<b>(8,881.10)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	9,872.52	9,591.95	280.57
<b>Total Accounts Receivable</b>	<b>9,872.52</b>	<b>9,591.95</b>	<b>280.57</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	0.00	17,530.27	(17,530.27)
1630 - Other Prepaid Insurance	2,267.40	0.00	2,267.40
<b>Total Prepaid Expenses</b>	<b>2,267.40</b>	<b>17,530.27</b>	<b>(15,262.87)</b>
<b>Other Current Assets</b>			
1799 - Clearing Account	(464.58)	(464.58)	0.00
<b>Total Other Current Assets</b>	<b>(464.58)</b>	<b>(464.58)</b>	<b>0.00</b>
<b>Association-Owned Units</b>			
1870 - Association-Owned Unit(s)	20,000.00	20,000.00	0.00
1875 - Accum Depr/Appr - Association-Owned Unit	(20,000.00)	(20,000.00)	0.00
<b>Total Association-Owned Units</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Assets</b>	<b>256,294.36</b>	<b>280,157.76</b>	<b>(23,863.40)</b>

**Balance Sheet Report**  
**Lanai Condos**  
**Operating**

As of December 31, 2022

	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	0.00	30.00	(30.00)
2050 - Resident Refunds	572.58	108.00	464.58
2055 - Payable-Other	1,416.09	8,455.25	(7,039.16)
2060 - Insurance Payable	0.00	(8,765.13)	8,765.13
<b>Total Accounts Payable</b>	<b>1,988.67</b>	<b>(171.88)</b>	<b>2,160.55</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	19,285.59	10,034.81	9,250.78
<b>Total Accrued Expenses</b>	<b>19,285.59</b>	<b>10,034.81</b>	<b>9,250.78</b>
<b>Accrued Payroll</b>			
2495 - Other Accrued Expenses	4,972.31	0.00	4,972.31
<b>Total Accrued Payroll</b>	<b>4,972.31</b>	<b>0.00</b>	<b>4,972.31</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	8,772.03	10,754.97	(1,982.94)
<b>Total Prepaid Assessments</b>	<b>8,772.03</b>	<b>10,754.97</b>	<b>(1,982.94)</b>
<b>Total Liabilities</b>	<b>35,018.60</b>	<b>20,617.90</b>	<b>14,400.70</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	104,410.92	104,410.92	0.00
3005 - Equity Adjustments - Prior Periods	15,224.24	8,185.08	7,039.16

**Balance Sheet Report**  
**Lanai Condos**  
**Operating**

As of December 31, 2022

	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3100 - Working Capital	10,100.00	10,100.00	0.00
<b>Total Owners Equity</b>	<u>129,735.16</u>	<u>122,696.00</u>	<u>7,039.16</u>
<b>Total Owners' Equity</b>	<u>129,735.16</u>	<u>122,696.00</u>	<u>7,039.16</u>
<b>Operating Income / (Loss)</b>	<u>91,540.60</u>	<u>136,843.86</u>	<u>(45,303.26)</u>
<b>Total Liabilities and Owner Equity</b>	<u><u>256,294.36</u></u>	<u><u>280,157.76</u></u>	<u><u>(23,863.40)</u></u>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of December 31, 2022

	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	330,980.50	330,419.24	561.26
1651 - Due (To)/From Operating	10,759.64	0.67	10,758.97
<b>Total Reserve Funds</b>	<b>341,740.14</b>	<b>330,419.91</b>	<b>11,320.23</b>
<b>Total Assets</b>	<b>341,740.14</b>	<b>330,419.91</b>	<b>11,320.23</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	138,659.39	138,659.39	0.00
3276 - Reserve Adjustments - Prior Periods	72,072.79	72,072.79	0.00
<b>Total Owners Equity</b>	<b>210,732.18</b>	<b>210,732.18</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>210,732.18</b>	<b>210,732.18</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>131,007.96</b>	<b>119,687.73</b>	<b>11,320.23</b>
<b>Total Liabilities and Owner Equity</b>	<b>341,740.14</b>	<b>330,419.91</b>	<b>11,320.23</b>

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	54,723.19	54,737.00	(13.81)	656,754.24	656,840.00	(85.76)	656,840.00	85.76
4075 - Garage & Parking Assessments	0.00	208.00	(208.00)	1,760.00	2,500.00	(740.00)	2,500.00	740.00
<b>Total Assessment Income</b>	<b>54,723.19</b>	<b>54,945.00</b>	<b>(221.81)</b>	<b>658,514.24</b>	<b>659,340.00</b>	<b>(825.76)</b>	<b>659,340.00</b>	<b>825.76</b>
<b>User Fee Income</b>								
4225 - Key Fees	0.00	5.00	(5.00)	225.00	60.00	165.00	60.00	(165.00)
4235 - Laundry Fees	579.25	452.00	127.25	7,136.00	5,424.00	1,712.00	5,424.00	(1,712.00)
4240 - Move-In & Out Fees	0.00	125.00	(125.00)	1,925.00	1,500.00	425.00	1,500.00	(425.00)
4248 - Administrative Fees	0.00	0.00	0.00	999.00	0.00	999.00	0.00	(999.00)
<b>Total User Fee Income</b>	<b>579.25</b>	<b>582.00</b>	<b>(2.75)</b>	<b>10,285.00</b>	<b>6,984.00</b>	<b>3,301.00</b>	<b>6,984.00</b>	<b>(3,301.00)</b>
<b>Rental Income</b>								
4400 - Room Rental Fees	1,850.00	1,500.00	350.00	20,050.00	18,000.00	2,050.00	18,000.00	(2,050.00)
4410 - Storage Rental Fees	(100.00)	158.00	(258.00)	1,920.00	1,900.00	20.00	1,900.00	(20.00)
<b>Total Rental Income</b>	<b>1,750.00</b>	<b>1,658.00</b>	<b>92.00</b>	<b>21,970.00</b>	<b>19,900.00</b>	<b>2,070.00</b>	<b>19,900.00</b>	<b>(2,070.00)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	0.00	43.00	(43.00)	71.69	520.00	(448.31)	520.00	448.31
<b>Total Collections Income</b>	<b>0.00</b>	<b>43.00</b>	<b>(43.00)</b>	<b>71.69</b>	<b>520.00</b>	<b>(448.31)</b>	<b>520.00</b>	<b>448.31</b>
<b>Other Income</b>								
4810 - Compliance Fines	0.00	33.00	(33.00)	500.00	400.00	100.00	400.00	(100.00)
4814 - Reimbursable Repairs	0.00	0.00	0.00	614.50	0.00	614.50	0.00	(614.50)
4835 - Miscellaneous Income	0.00	0.00	0.00	250,000.00	0.00	250,000.00	0.00	(250,000.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>33.00</b>	<b>(33.00)</b>	<b>251,114.50</b>	<b>400.00</b>	<b>250,714.50</b>	<b>400.00</b>	<b>(250,714.50)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	0.00	0.00	0.00	373.44	0.00	373.44	0.00	(373.44)
<b>Total Investment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>373.44</b>	<b>0.00</b>	<b>373.44</b>	<b>0.00</b>	<b>(373.44)</b>
<b>Total Operating Income</b>	<b>57,052.44</b>	<b>57,261.00</b>	<b>(208.56)</b>	<b>942,328.87</b>	<b>687,144.00</b>	<b>255,184.87</b>	<b>687,144.00</b>	<b>(255,184.87)</b>

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges	0.00	21.00	(21.00)	25.00	250.00	(225.00)	250.00	225.00
5090 - Office Supplies	128.55	112.00	16.55	7,992.75	1,350.00	6,642.75	1,350.00	(6,642.75)
<b>Total Administrative</b>	<b>128.55</b>	<b>133.00</b>	<b>(4.45)</b>	<b>8,017.75</b>	<b>1,600.00</b>	<b>6,417.75</b>	<b>1,600.00</b>	<b>(6,417.75)</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	0.00	500.00	(500.00)	500.00	500.00
<b>Total Communications</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>500.00</b>	<b>500.00</b>
<b>Insurance</b>								
5400 - Insurance Premiums	26,295.40	6,250.00	20,045.40	88,022.90	75,000.00	13,022.90	75,000.00	(13,022.90)
<b>Total Insurance</b>	<b>26,295.40</b>	<b>6,250.00</b>	<b>20,045.40</b>	<b>88,022.90</b>	<b>75,000.00</b>	<b>13,022.90</b>	<b>75,000.00</b>	<b>(13,022.90)</b>
<b>Utilities</b>								
6000 - Electric Service	0.00	4,917.00	(4,917.00)	67,493.90	59,000.00	8,493.90	59,000.00	(8,493.90)
6025 - Water Service	1,134.00	2,583.00	(1,449.00)	25,781.18	31,000.00	(5,218.82)	31,000.00	5,218.82
6035 - Trash and Recycling Service	750.00	750.00	0.00	9,255.00	9,000.00	255.00	9,000.00	(255.00)
6045 - Cable Service	6,623.20	3,583.00	3,040.20	54,146.89	43,000.00	11,146.89	43,000.00	(11,146.89)
6050 - Telephone Service	4,964.97	583.00	4,381.97	7,187.26	7,000.00	187.26	7,000.00	(187.26)
6070 - Water Conservation	0.00	167.00	(167.00)	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
<b>Total Utilities</b>	<b>13,472.17</b>	<b>12,583.00</b>	<b>889.17</b>	<b>163,864.23</b>	<b>151,000.00</b>	<b>12,864.23</b>	<b>151,000.00</b>	<b>(12,864.23)</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	100.00	158.00	(58.00)	1,266.77	1,900.00	(633.23)	1,900.00	633.23
<b>Total Landscaping</b>	<b>100.00</b>	<b>158.00</b>	<b>(58.00)</b>	<b>1,266.77</b>	<b>1,900.00</b>	<b>(633.23)</b>	<b>1,900.00</b>	<b>633.23</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	92.00	(92.00)	625.00	1,100.00	(475.00)	1,100.00	475.00
<b>Total Operations</b>	<b>0.00</b>	<b>92.00</b>	<b>(92.00)</b>	<b>625.00</b>	<b>1,100.00</b>	<b>(475.00)</b>	<b>1,100.00</b>	<b>475.00</b>
<b>Contracted Services</b>								
6408 - Elevator Services	0.00	750.00	(750.00)	10,656.68	9,000.00	1,656.68	9,000.00	(1,656.68)
6424 - HVAC Services	0.00	992.00	(992.00)	2,175.00	11,910.00	(9,735.00)	11,910.00	9,735.00

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6432 - Maintenance Services	0.00	4,073.00	(4,073.00)	35,899.75	48,880.00	(12,980.25)	48,880.00	12,980.25
6434 - Pest Control	250.00	217.00	33.00	2,895.00	2,600.00	295.00	2,600.00	(295.00)
6442 - Snow Removal Services	1,367.00	533.00	834.00	8,191.50	6,400.00	1,791.50	6,400.00	(1,791.50)
<b>Total Contracted Services</b>	<b>1,617.00</b>	<b>6,565.00</b>	<b>(4,948.00)</b>	<b>59,817.93</b>	<b>78,790.00</b>	<b>(18,972.07)</b>	<b>78,790.00</b>	<b>18,972.07</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	0.00	3,174.00	(3,174.00)	40,413.00	38,090.00	2,323.00	38,090.00	(2,323.00)
6515 - Building Repair & Maintenance	10,130.31	3,275.00	6,855.31	97,289.74	39,300.00	57,989.74	39,300.00	(57,989.74)
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	2,811.40	4,000.00	(1,188.60)	4,000.00	1,188.60
6565 - Fire System Repair & Maintenance	0.00	375.00	(375.00)	22,832.82	4,500.00	18,332.82	4,500.00	(18,332.82)
6570 - Fitness Equipment Repair & Maintenance	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00
6575 - Flooring/Carpet Supply/Rpr & Maintena	0.00	200.00	(200.00)	0.00	2,400.00	(2,400.00)	2,400.00	2,400.00
6600 - General Repair & Maintenance	13,994.80	0.00	13,994.80	0.00	0.00	0.00	0.00	0.00
6635 - Janitorial Supplies & Maintenance	0.00	3,033.00	(3,033.00)	34,203.73	36,400.00	(2,196.27)	36,400.00	2,196.27
6695 - Plumbing Supplies/Repair & Maintena	10,033.08	1,667.00	8,366.08	44,050.82	20,000.00	24,050.82	20,000.00	(24,050.82)
6700 - Pool Supplies/Repair & Maintenance	11,415.00	625.00	10,790.00	13,020.01	7,500.00	5,520.01	7,500.00	(5,520.01)
<b>Total Repair &amp; Maintenance</b>	<b>45,573.19</b>	<b>12,807.00</b>	<b>32,766.19</b>	<b>254,621.52</b>	<b>153,690.00</b>	<b>100,931.52</b>	<b>153,690.00</b>	<b>(100,931.52)</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	196.00	(196.00)	5,200.00	2,350.00	2,850.00	2,350.00	(2,850.00)
7030 - Legal Services - General Counsel	952.00	3,750.00	(2,798.00)	25,662.90	45,000.00	(19,337.10)	45,000.00	19,337.10
7040 - Management Fees	3,263.42	3,925.00	(661.58)	46,263.99	47,100.00	(836.01)	47,100.00	836.01
<b>Total Professional Services</b>	<b>4,215.42</b>	<b>7,871.00</b>	<b>(3,655.58)</b>	<b>77,126.89</b>	<b>94,450.00</b>	<b>(17,323.11)</b>	<b>94,450.00</b>	<b>17,323.11</b>
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	195.00	0.00	195.00	613.00	0.00	613.00	0.00	(613.00)
<b>Total Reimbursable Expenses</b>	<b>195.00</b>	<b>0.00</b>	<b>195.00</b>	<b>613.00</b>	<b>0.00</b>	<b>613.00</b>	<b>0.00</b>	<b>(613.00)</b>
<b>Other Expenses</b>								
9100 - Other Expenses	0.00	0.00	0.00	67,700.00	0.00	67,700.00	0.00	(67,700.00)

# Income Statement Report Lanai Condos Operating

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	5,579.97	5,579.97	0.00	66,964.28	66,963.97	0.31	66,963.97	(0.31)
9106 - Reserve Contribution Expense 2	5,179.00	5,179.00	0.00	62,148.00	62,148.00	0.00	62,148.00	0.00
<b>Total Other Expenses</b>	<b>10,758.97</b>	<b>10,758.97</b>	<b>0.00</b>	<b>196,812.28</b>	<b>129,111.97</b>	<b>67,700.31</b>	<b>129,111.97</b>	<b>(67,700.31)</b>
<b>Total Operating Expense</b>	<b>102,355.70</b>	<b>57,259.97</b>	<b>45,095.73</b>	<b>850,788.27</b>	<b>687,141.97</b>	<b>163,646.30</b>	<b>687,141.97</b>	<b>(163,646.30)</b>
<b>Total Operating Income / (Loss)</b>	<b>(45,303.26)</b>	<b>1.03</b>	<b>(45,304.29)</b>	<b>91,540.60</b>	<b>2.03</b>	<b>91,538.57</b>	<b>2.03</b>	<b>(91,538.57)</b>