

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

As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - PWB Operating #8421	31,259.71	250,400.83	(219,141.12)
1015 - AAB OPER #4723	167,177.16	1,685.52	165,491.64
1220 - Petty Cash	3,205.01	3,292.31	(87.30)
1650 - Due (To)/From Reserves	(24,976.64)	(10,759.64)	(14,217.00)
<b>Total Operating Funds</b>	<b>176,665.24</b>	<b>244,619.02</b>	<b>(67,953.78)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	10,708.18	9,872.52	835.66
<b>Total Accounts Receivable</b>	<b>10,708.18</b>	<b>9,872.52</b>	<b>835.66</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	101,681.48	0.00	101,681.48
1630 - Other Prepaid Insurance	0.00	2,267.40	(2,267.40)
<b>Total Prepaid Expenses</b>	<b>101,681.48</b>	<b>2,267.40</b>	<b>99,414.08</b>
<b>Other Current Assets</b>			
1735 - Other Receivables	460.00	0.00	460.00
1799 - Clearing Account	0.00	(464.58)	464.58
<b>Total Other Current Assets</b>	<b>460.00</b>	<b>(464.58)</b>	<b>924.58</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>289,514.90</b>	<b>256,294.36</b>	<b>33,220.54</b>

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

As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2050 - Resident Refunds	2,967.20	572.58	2,394.62
2055 - Payable-Other	1,416.09	1,416.09	0.00
2060 - Insurance Payable	5,413.00	0.00	5,413.00
<b>Total Accounts Payable</b>	<b>9,796.29</b>	<b>1,988.67</b>	<b>7,807.62</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	24,256.28	19,285.59	4,970.69
2400 - Accrued On Site Services	308.64	0.00	308.64
<b>Total Accrued Expenses</b>	<b>24,564.92</b>	<b>19,285.59</b>	<b>5,279.33</b>
<b>Accrued Payroll</b>			
2495 - Other Accrued Expenses	0.00	4,972.31	(4,972.31)
<b>Total Accrued Payroll</b>	<b>0.00</b>	<b>4,972.31</b>	<b>(4,972.31)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	20,689.80	8,772.03	11,917.77
<b>Total Prepaid Assessments</b>	<b>20,689.80</b>	<b>8,772.03</b>	<b>11,917.77</b>
<b>Total Liabilities</b>	<b>55,051.01</b>	<b>35,018.60</b>	<b>20,032.41</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	211,175.76	211,175.76	0.00
3005 - Equity Adjustments - Prior Periods	6,252.03	0.00	6,252.03

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

As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 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>227,527.79</u>	<u>221,275.76</u>	<u>6,252.03</u>
<b>Total Owners' Equity</b>	<u>227,527.79</u>	<u>221,275.76</u>	<u>6,252.03</u>
<b>Operating Income / (Loss)</b>	<u>6,936.10</u>	<u>0.00</u>	<u>6,936.10</u>
<b>Total Liabilities and Owner Equity</b>	<u>289,514.90</u>	<u>256,294.36</u>	<u>33,220.54</u>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	331,608.46	330,980.50	627.96
1651 - Due (To)/From Operating	24,976.64	10,759.64	14,217.00
<b>Total Reserve Funds</b>	<b>356,585.10</b>	<b>341,740.14</b>	<b>14,844.96</b>
<b>Total Assets</b>	<b>356,585.10</b>	<b>341,740.14</b>	<b>14,844.96</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	341,740.14	341,740.14	0.00
<b>Total Owners Equity</b>	<b>341,740.14</b>	<b>341,740.14</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>341,740.14</b>	<b>341,740.14</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>14,844.96</b>	<b>0.00</b>	<b>14,844.96</b>
<b>Total Liabilities and Owner Equity</b>	<b>356,585.10</b>	<b>341,740.14</b>	<b>14,844.96</b>

# Income Statement Report

## Lanai Condos

### Operating

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	59,989.41	60,004.00	(14.59)	59,989.41	60,004.00	(14.59)	720,050.00	660,060.59
<b>Total Assessment Income</b>	<b>59,989.41</b>	<b>60,004.00</b>	<b>(14.59)</b>	<b>59,989.41</b>	<b>60,004.00</b>	<b>(14.59)</b>	<b>720,050.00</b>	<b>660,060.59</b>
<b>User Fee Income</b>								
4075 - Parking Fees	350.00	208.00	142.00	350.00	208.00	142.00	2,500.00	2,150.00
4235 - Laundry Fees	660.00	500.00	160.00	660.00	500.00	160.00	6,000.00	5,340.00
4240 - Move-In & Out Fees	175.00	0.00	175.00	175.00	0.00	175.00	0.00	(175.00)
4400 - Room Rental Fees	225.00	0.00	225.00	225.00	0.00	225.00	0.00	(225.00)
4405 - Rental Unit	1,600.00	1,500.00	100.00	1,600.00	1,500.00	100.00	18,000.00	16,400.00
4410 - Storage Rental Fees	170.00	167.00	3.00	170.00	167.00	3.00	2,000.00	1,830.00
<b>Total User Fee Income</b>	<b>3,180.00</b>	<b>2,375.00</b>	<b>805.00</b>	<b>3,180.00</b>	<b>2,375.00</b>	<b>805.00</b>	<b>28,500.00</b>	<b>25,320.00</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	2.75	0.00	2.75	2.75	0.00	2.75	0.00	(2.75)
<b>Total Investment Income</b>	<b>2.75</b>	<b>0.00</b>	<b>2.75</b>	<b>2.75</b>	<b>0.00</b>	<b>2.75</b>	<b>0.00</b>	<b>(2.75)</b>
<b>Total Operating Income</b>	<b>63,172.16</b>	<b>62,379.00</b>	<b>793.16</b>	<b>63,172.16</b>	<b>62,379.00</b>	<b>793.16</b>	<b>748,550.00</b>	<b>685,377.84</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges	10.00	21.00	(11.00)	10.00	21.00	(11.00)	250.00	240.00
5090 - Office Supplies	87.30	250.00	(162.70)	87.30	250.00	(162.70)	3,000.00	2,912.70
<b>Total Administrative</b>	<b>97.30</b>	<b>271.00</b>	<b>(173.70)</b>	<b>97.30</b>	<b>271.00</b>	<b>(173.70)</b>	<b>3,250.00</b>	<b>3,152.70</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
5210 - Printing & Copying	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
5215 - Postage	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
<b>Total Communications</b>	<b>0.00</b>	<b>376.00</b>	<b>(376.00)</b>	<b>0.00</b>	<b>376.00</b>	<b>(376.00)</b>	<b>4,500.00</b>	<b>4,500.00</b>

# Income Statement Report

## Lanai Condos

### Operating

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Onsite Services</b>								
5300 - On Site Manager	457.92	700.00	(242.08)	457.92	700.00	(242.08)	8,400.00	7,942.08
<b>Total Onsite Services</b>	<b>457.92</b>	<b>700.00</b>	<b>(242.08)</b>	<b>457.92</b>	<b>700.00</b>	<b>(242.08)</b>	<b>8,400.00</b>	<b>7,942.08</b>
<b>Insurance</b>								
5400 - Insurance Premiums	9,243.77	8,583.00	660.77	9,243.77	8,583.00	660.77	103,000.00	93,756.23
<b>Total Insurance</b>	<b>9,243.77</b>	<b>8,583.00</b>	<b>660.77</b>	<b>9,243.77</b>	<b>8,583.00</b>	<b>660.77</b>	<b>103,000.00</b>	<b>93,756.23</b>
<b>Utilities</b>								
6000 - Electric Service	1,722.25	3,958.00	(2,235.75)	1,722.25	3,958.00	(2,235.75)	47,500.00	45,777.75
6005 - Gas Service	10,638.62	3,208.00	7,430.62	10,638.62	3,208.00	7,430.62	38,500.00	27,861.38
6025 - Water Service	2,371.03	2,583.00	(211.97)	2,371.03	2,583.00	(211.97)	31,000.00	28,628.97
6035 - Trash and Recycling Service	788.00	750.00	38.00	788.00	750.00	38.00	9,000.00	8,212.00
6045 - Cable Service	2,267.40	3,667.00	(1,399.60)	2,267.40	3,667.00	(1,399.60)	44,000.00	41,732.60
6050 - Telephone Service	438.44	583.00	(144.56)	438.44	583.00	(144.56)	7,000.00	6,561.56
6070 - Water Conservation	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
<b>Total Utilities</b>	<b>18,225.74</b>	<b>14,916.00</b>	<b>3,309.74</b>	<b>18,225.74</b>	<b>14,916.00</b>	<b>3,309.74</b>	<b>179,000.00</b>	<b>160,774.26</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	158.00	(158.00)	0.00	158.00	(158.00)	1,900.00	1,900.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>158.00</b>	<b>(158.00)</b>	<b>0.00</b>	<b>158.00</b>	<b>(158.00)</b>	<b>1,900.00</b>	<b>1,900.00</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
<b>Total Operations</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>500.00</b>	<b>500.00</b>
<b>Contracted Services</b>								
6408 - Elevator Services	661.00	750.00	(89.00)	661.00	750.00	(89.00)	9,000.00	8,339.00
6424 - HVAC Services	601.76	1,000.00	(398.24)	601.76	1,000.00	(398.24)	12,000.00	11,398.24
6430 - Janitorial Services	2,946.00	3,083.00	(137.00)	2,946.00	3,083.00	(137.00)	37,000.00	34,054.00
6432 - Maintenance Services	4,479.21	5,833.00	(1,353.79)	4,479.21	5,833.00	(1,353.79)	70,000.00	65,520.79
6434 - Pest Control	100.00	233.00	(133.00)	100.00	233.00	(133.00)	2,800.00	2,700.00

# Income Statement Report

## Lanai Condos

### Operating

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6442 - Snow Removal Services	2,507.00	1,000.00	1,507.00	2,507.00	1,000.00	1,507.00	8,000.00	5,493.00
<b>Total Contracted Services</b>	<b>11,294.97</b>	<b>11,899.00</b>	<b>(604.03)</b>	<b>11,294.97</b>	<b>11,899.00</b>	<b>(604.03)</b>	<b>138,800.00</b>	<b>127,505.03</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00
6515 - Building Repair & Maintenance	180.00	1,667.00	(1,487.00)	180.00	1,667.00	(1,487.00)	20,000.00	19,820.00
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
6565 - Fire System Repair & Maintenance	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
6575 - Flooring/Carpet Supply/Rpr & Mainter	0.00	292.00	(292.00)	0.00	292.00	(292.00)	3,500.00	3,500.00
6635 - Janitorial Supplies & Maintenance	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6695 - Plumbing Supplies/Repair & Maintena	0.00	2,917.00	(2,917.00)	0.00	2,917.00	(2,917.00)	35,000.00	35,000.00
6700 - Pool Supplies/Repair & Maintenance	0.00	542.00	(542.00)	0.00	542.00	(542.00)	6,500.00	6,500.00
<b>Total Repair &amp; Maintenance</b>	<b>180.00</b>	<b>7,459.00</b>	<b>(7,279.00)</b>	<b>180.00</b>	<b>7,459.00</b>	<b>(7,279.00)</b>	<b>89,500.00</b>	<b>89,320.00</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	217.00	(217.00)	0.00	217.00	(217.00)	2,600.00	2,600.00
7030 - Legal Services - General Counsel	0.00	1,167.00	(1,167.00)	0.00	1,167.00	(1,167.00)	14,000.00	14,000.00
7040 - Management Fees	2,519.36	2,708.00	(188.64)	2,519.36	2,708.00	(188.64)	32,500.00	29,980.64
<b>Total Professional Services</b>	<b>2,519.36</b>	<b>4,092.00</b>	<b>(1,572.64)</b>	<b>2,519.36</b>	<b>4,092.00</b>	<b>(1,572.64)</b>	<b>49,100.00</b>	<b>46,580.64</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	14,217.00	14,217.00	0.00	14,217.00	14,217.00	0.00	170,600.00	156,383.00
<b>Total Other Expenses</b>	<b>14,217.00</b>	<b>14,217.00</b>	<b>0.00</b>	<b>14,217.00</b>	<b>14,217.00</b>	<b>0.00</b>	<b>170,600.00</b>	<b>156,383.00</b>
<b>Total Operating Expense</b>	<b>56,236.06</b>	<b>62,713.00</b>	<b>(6,476.94)</b>	<b>56,236.06</b>	<b>62,713.00</b>	<b>(6,476.94)</b>	<b>748,550.00</b>	<b>692,313.94</b>
<b>Total Operating Income / (Loss)</b>	<b>6,936.10</b>	<b>(334.00)</b>	<b>7,270.10</b>	<b>6,936.10</b>	<b>(334.00)</b>	<b>7,270.10</b>	<b>0.00</b>	<b>(6,936.10)</b>

**Income Statement Report  
Lanai Condos  
Reserves**

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	14,217.00	14,217.00	0.00	14,217.00	14,217.00	0.00	170,600.00	156,383.00
4910 - Interest Earned - Reserve Accounts	627.96	0.00	627.96	627.96	0.00	627.96	0.00	(627.96)
<b>Total Investment Income</b>	<b>14,844.96</b>	<b>14,217.00</b>	<b>627.96</b>	<b>14,844.96</b>	<b>14,217.00</b>	<b>627.96</b>	<b>170,600.00</b>	<b>155,755.04</b>
<b>Total Reserves Income</b>	<b>14,844.96</b>	<b>14,217.00</b>	<b>627.96</b>	<b>14,844.96</b>	<b>14,217.00</b>	<b>627.96</b>	<b>170,600.00</b>	<b>155,755.04</b>
<b>Total Reserves Income / (Loss)</b>	<b>14,844.96</b>	<b>14,217.00</b>	<b>627.96</b>	<b>14,844.96</b>	<b>14,217.00</b>	<b>627.96</b>	<b>170,600.00</b>	<b>155,755.04</b>
<b>Total Association Net Income / (Loss)</b>	<b>21,781.06</b>	<b>13,883.00</b>	<b>7,898.06</b>	<b>21,781.06</b>	<b>13,883.00</b>	<b>7,898.06</b>	<b>170,600.00</b>	<b>148,818.94</b>