

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

As of February 28, 2023

	<u>Balance Feb 28, 2023</u>	<u>Balance Jan 31, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - PWB Operating #8421	30,931.75	31,259.71	(327.96)
1015 - AAB OPER #4723	197,860.80	167,177.16	30,683.64
1220 - Petty Cash	3,117.71	3,205.01	(87.30)
1650 - Due (To)/From Reserves	(39,192.64)	(24,976.64)	(14,216.00)
<b>Total Operating Funds</b>	<b>192,717.62</b>	<b>176,665.24</b>	<b>16,052.38</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	13,979.71	10,708.18	3,271.53
<b>Total Accounts Receivable</b>	<b>13,979.71</b>	<b>10,708.18</b>	<b>3,271.53</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	92,437.71	101,681.48	(9,243.77)
<b>Total Prepaid Expenses</b>	<b>92,437.71</b>	<b>101,681.48</b>	<b>(9,243.77)</b>
<b>Other Current Assets</b>			
1735 - Other Receivables	618.78	460.00	158.78
1799 - Clearing Account	508.78	0.00	508.78
<b>Total Other Current Assets</b>	<b>1,127.56</b>	<b>460.00</b>	<b>667.56</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>300,262.60</b>	<b>289,514.90</b>	<b>10,747.70</b>

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**Lanai Condos**  
**Operating**

As of February 28, 2023

	<u>Balance Feb 28, 2023</u>	<u>Balance Jan 31, 2023</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2050 - Resident Refunds	0.00	2,967.20	(2,967.20)
2055 - Payable-Other	9.78	1,416.09	(1,406.31)
2060 - Insurance Payable	0.00	5,413.00	(5,413.00)
<b>Total Accounts Payable</b>	<b>9.78</b>	<b>9,796.29</b>	<b>(9,786.51)</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	40,865.62	24,256.28	16,609.34
2400 - Accrued On Site Services	307.09	308.64	(1.55)
<b>Total Accrued Expenses</b>	<b>41,172.71</b>	<b>24,564.92</b>	<b>16,607.79</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	19,856.78	20,689.80	(833.02)
<b>Total Prepaid Assessments</b>	<b>19,856.78</b>	<b>20,689.80</b>	<b>(833.02)</b>
<b>Total Liabilities</b>	<b>61,039.27</b>	<b>55,051.01</b>	<b>5,988.26</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	3,587.33	6,252.03	(2,664.70)

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

As of February 28, 2023

	<u>Balance Feb 28, 2023</u>	<u>Balance Jan 31, 2023</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>224,863.09</u>	<u>227,527.79</u>	<u>(2,664.70)</u>
<b>Total Owners' Equity</b>	<u>224,863.09</u>	<u>227,527.79</u>	<u>(2,664.70)</u>
<b>Operating Income / (Loss)</b>	<u>14,360.24</u>	<u>6,936.10</u>	<u>7,424.14</u>
<b>Total Liabilities and Owner Equity</b>	<u>300,262.60</u>	<u>289,514.90</u>	<u>10,747.70</u>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of February 28, 2023

	<u>Balance Feb 28, 2023</u>	<u>Balance Jan 31, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	332,180.82	331,608.46	572.36
1651 - Due (To)/From Operating	39,192.64	24,976.64	14,216.00
<b>Total Reserve Funds</b>	<b><u>371,373.46</u></b>	<b><u>356,585.10</u></b>	<b><u>14,788.36</u></b>
<b>Total Assets</b>	<b><u>371,373.46</u></b>	<b><u>356,585.10</u></b>	<b><u>14,788.36</u></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><u>341,740.14</u></b>	<b><u>341,740.14</u></b>	<b><u>0.00</u></b>
<b>Total Owners' Equity</b>	<b><u>341,740.14</u></b>	<b><u>341,740.14</u></b>	<b><u>0.00</u></b>
<b>Reserves Income / (Loss)</b>	<b><u>29,633.32</u></b>	<b><u>14,844.96</u></b>	<b><u>14,788.36</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>371,373.46</u></b>	<b><u>356,585.10</u></b>	<b><u>14,788.36</u></b>

# Income Statement Report

## Lanai Condos

### Operating

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	59,989.41	60,004.00	(14.59)	119,978.82	120,008.00	(29.18)	720,050.00	600,071.18
<b>Total Assessment Income</b>	<b>59,989.41</b>	<b>60,004.00</b>	<b>(14.59)</b>	<b>119,978.82</b>	<b>120,008.00</b>	<b>(29.18)</b>	<b>720,050.00</b>	<b>600,071.18</b>
<b>User Fee Income</b>								
4075 - Parking Fees	350.00	209.00	141.00	700.00	417.00	283.00	2,500.00	1,800.00
4225 - Key Fees	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
4235 - Laundry Fees	690.00	500.00	190.00	1,350.00	1,000.00	350.00	6,000.00	4,650.00
4240 - Move-In & Out Fees	175.00	0.00	175.00	350.00	0.00	350.00	0.00	(350.00)
4400 - Room Rental Fees	(50.00)	0.00	(50.00)	175.00	0.00	175.00	0.00	(175.00)
4405 - Rental Unit	1,600.00	1,500.00	100.00	3,200.00	3,000.00	200.00	18,000.00	14,800.00
4410 - Storage Rental Fees	290.00	166.00	124.00	460.00	333.00	127.00	2,000.00	1,540.00
<b>Total User Fee Income</b>	<b>3,205.00</b>	<b>2,375.00</b>	<b>830.00</b>	<b>6,385.00</b>	<b>4,750.00</b>	<b>1,635.00</b>	<b>28,500.00</b>	<b>22,115.00</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	3.60	0.00	3.60	6.35	0.00	6.35	0.00	(6.35)
<b>Total Investment Income</b>	<b>3.60</b>	<b>0.00</b>	<b>3.60</b>	<b>6.35</b>	<b>0.00</b>	<b>6.35</b>	<b>0.00</b>	<b>(6.35)</b>
<b>Total Operating Income</b>	<b>63,198.01</b>	<b>62,379.00</b>	<b>819.01</b>	<b>126,370.17</b>	<b>124,758.00</b>	<b>1,612.17</b>	<b>748,550.00</b>	<b>622,179.83</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges	0.00	21.00	(21.00)	10.00	42.00	(32.00)	250.00	240.00
5090 - Office Supplies	100.69	250.00	(149.31)	187.99	500.00	(312.01)	3,000.00	2,812.01
<b>Total Administrative</b>	<b>100.69</b>	<b>271.00</b>	<b>(170.31)</b>	<b>197.99</b>	<b>542.00</b>	<b>(344.01)</b>	<b>3,250.00</b>	<b>3,052.01</b>
<b>Communications</b>								
5200 - Community Events	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
5210 - Printing & Copying	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
5215 - Postage	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
<b>Total Communications</b>	<b>0.00</b>	<b>373.00</b>	<b>(373.00)</b>	<b>0.00</b>	<b>749.00</b>	<b>(749.00)</b>	<b>4,500.00</b>	<b>4,500.00</b>

# Income Statement Report

## Lanai Condos

### Operating

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Onsite Services</b>								
5300 - On Site Manager	614.41	700.00	(85.59)	1,072.33	1,400.00	(327.67)	8,400.00	7,327.67
<b>Total Onsite Services</b>	<b>614.41</b>	<b>700.00</b>	<b>(85.59)</b>	<b>1,072.33</b>	<b>1,400.00</b>	<b>(327.67)</b>	<b>8,400.00</b>	<b>7,327.67</b>
<b>Insurance</b>								
5400 - Insurance Premiums	9,243.77	8,584.00	659.77	18,487.54	17,167.00	1,320.54	103,000.00	84,512.46
<b>Total Insurance</b>	<b>9,243.77</b>	<b>8,584.00</b>	<b>659.77</b>	<b>18,487.54</b>	<b>17,167.00</b>	<b>1,320.54</b>	<b>103,000.00</b>	<b>84,512.46</b>
<b>Utilities</b>								
6000 - Electric Service	1,755.00	3,959.00	(2,204.00)	3,477.25	7,917.00	(4,439.75)	47,500.00	44,022.75
6005 - Gas Service	7,037.07	3,209.00	3,828.07	17,675.69	6,417.00	11,258.69	38,500.00	20,824.31
6025 - Water Service	2,345.59	2,584.00	(238.41)	4,716.62	5,167.00	(450.38)	31,000.00	26,283.38
6035 - Trash and Recycling Service	788.00	750.00	38.00	1,576.00	1,500.00	76.00	9,000.00	7,424.00
6045 - Cable Service	4,157.65	3,666.00	491.65	6,425.05	7,333.00	(907.95)	44,000.00	37,574.95
6050 - Telephone Service	425.73	584.00	(158.27)	864.17	1,167.00	(302.83)	7,000.00	6,135.83
6070 - Storm Drain	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
<b>Total Utilities</b>	<b>16,509.04</b>	<b>14,752.00</b>	<b>1,757.04</b>	<b>34,734.78</b>	<b>29,501.00</b>	<b>5,233.78</b>	<b>179,000.00</b>	<b>144,265.22</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	159.00	(159.00)	0.00	317.00	(317.00)	1,900.00	1,900.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>159.00</b>	<b>(159.00)</b>	<b>0.00</b>	<b>317.00</b>	<b>(317.00)</b>	<b>1,900.00</b>	<b>1,900.00</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
<b>Total Operations</b>	<b>0.00</b>	<b>41.00</b>	<b>(41.00)</b>	<b>0.00</b>	<b>83.00</b>	<b>(83.00)</b>	<b>500.00</b>	<b>500.00</b>
<b>Contracted Services</b>								
6408 - Elevator Services	661.00	750.00	(89.00)	1,322.00	1,500.00	(178.00)	9,000.00	7,678.00
6424 - HVAC Services	0.00	0.00	0.00	601.76	0.00	601.76	12,000.00	11,398.24
6430 - Janitorial Services	2,946.00	3,084.00	(138.00)	5,892.00	6,167.00	(275.00)	37,000.00	31,108.00
6432 - Maintenance Services	5,038.54	5,834.00	(795.46)	9,517.75	11,667.00	(2,149.25)	70,000.00	60,482.25
6434 - Pest Control	150.00	234.00	(84.00)	250.00	467.00	(217.00)	2,800.00	2,550.00

# Income Statement Report

## Lanai Condos

### Operating

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6442 - Snow Removal Services	1,853.50	1,000.00	853.50	4,360.50	2,000.00	2,360.50	8,000.00	3,639.50
<b>Total Contracted Services</b>	<b>10,649.04</b>	<b>10,902.00</b>	<b>(252.96)</b>	<b>21,944.01</b>	<b>21,801.00</b>	<b>143.01</b>	<b>138,800.00</b>	<b>116,855.99</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	1,529.92	1,250.00	279.92	1,529.92	2,500.00	(970.08)	15,000.00	13,470.08
6515 - Building Repair & Maintenance	0.00	1,666.00	(1,666.00)	180.00	3,333.00	(3,153.00)	20,000.00	19,820.00
6550 - Elevator Repair & Maintenance	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
6565 - Fire System Repair & Maintenance	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
6575 - Flooring/Carpet Supply/Rpr & Mainter	0.00	291.00	(291.00)	0.00	583.00	(583.00)	3,500.00	3,500.00
6635 - Janitorial Supplies & Maintenance	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6695 - Plumbing Supplies/Repair & Maintena	395.00	2,916.00	(2,521.00)	395.00	5,833.00	(5,438.00)	35,000.00	34,605.00
6700 - Pool Supplies/Repair & Maintenance	0.00	541.00	(541.00)	0.00	1,083.00	(1,083.00)	6,500.00	6,500.00
<b>Total Repair &amp; Maintenance</b>	<b>1,924.92</b>	<b>7,457.00</b>	<b>(5,532.08)</b>	<b>2,104.92</b>	<b>14,916.00</b>	<b>(12,811.08)</b>	<b>89,500.00</b>	<b>87,395.08</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	216.00	(216.00)	0.00	433.00	(433.00)	2,600.00	2,600.00
7030 - Legal Services - General Counsel	0.00	1,166.00	(1,166.00)	0.00	2,333.00	(2,333.00)	14,000.00	14,000.00
7040 - Management Fees	2,360.00	2,709.00	(349.00)	4,879.36	5,417.00	(537.64)	32,500.00	27,620.64
<b>Total Professional Services</b>	<b>2,360.00</b>	<b>4,091.00</b>	<b>(1,731.00)</b>	<b>4,879.36</b>	<b>8,183.00</b>	<b>(3,303.64)</b>	<b>49,100.00</b>	<b>44,220.64</b>
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	156.00	0.00	156.00	156.00	0.00	156.00	0.00	(156.00)
<b>Total Reimbursable Expenses</b>	<b>156.00</b>	<b>0.00</b>	<b>156.00</b>	<b>156.00</b>	<b>0.00</b>	<b>156.00</b>	<b>0.00</b>	<b>(156.00)</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	14,216.00	14,216.00	0.00	28,433.00	28,433.00	0.00	170,600.00	142,167.00
<b>Total Other Expenses</b>	<b>14,216.00</b>	<b>14,216.00</b>	<b>0.00</b>	<b>28,433.00</b>	<b>28,433.00</b>	<b>0.00</b>	<b>170,600.00</b>	<b>142,167.00</b>
<b>Total Operating Expense</b>	<b>55,773.87</b>	<b>61,546.00</b>	<b>(5,772.13)</b>	<b>112,009.93</b>	<b>123,092.00</b>	<b>(11,082.07)</b>	<b>748,550.00</b>	<b>636,540.07</b>
<b>Total Operating Income / (Loss)</b>	<b>7,424.14</b>	<b>833.00</b>	<b>6,591.14</b>	<b>14,360.24</b>	<b>1,666.00</b>	<b>12,694.24</b>	<b>0.00</b>	<b>(14,360.24)</b>

## Income Statement Report Lanai Condos Reserves

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	14,216.00	14,216.00	0.00	28,433.00	28,433.00	0.00	170,600.00	142,167.00
4910 - Interest Earned - Reserve Accounts	572.36	0.00	572.36	1,200.32	0.00	1,200.32	0.00	(1,200.32)
<b>Total Investment Income</b>	<b>14,788.36</b>	<b>14,216.00</b>	<b>572.36</b>	<b>29,633.32</b>	<b>28,433.00</b>	<b>1,200.32</b>	<b>170,600.00</b>	<b>140,966.68</b>
<b>Total Reserves Income</b>	<b>14,788.36</b>	<b>14,216.00</b>	<b>572.36</b>	<b>29,633.32</b>	<b>28,433.00</b>	<b>1,200.32</b>	<b>170,600.00</b>	<b>140,966.68</b>
<b>Total Reserves Income / (Loss)</b>	<b>14,788.36</b>	<b>14,216.00</b>	<b>572.36</b>	<b>29,633.32</b>	<b>28,433.00</b>	<b>1,200.32</b>	<b>170,600.00</b>	<b>140,966.68</b>
<b>Total Association Net Income / (Loss)</b>	<b>22,212.50</b>	<b>15,049.00</b>	<b>7,163.50</b>	<b>43,993.56</b>	<b>30,099.00</b>	<b>13,894.56</b>	<b>170,600.00</b>	<b>126,606.44</b>