

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

As of April 30, 2023

	<u>Balance Apr 30, 2023</u>	<u>Balance Mar 31, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - PWB Operating #8421 CLOSED	30,185.38	31,085.00	(899.62)
1015 - AAB OPER #4723	84,202.45	185,805.72	(101,603.27)
1220 - Petty Cash	2,460.09	3,007.31	(547.22)
1650 - Due (To)/From Reserves	(2.00)	(53,409.64)	53,407.64
<b>Total Operating Funds</b>	<b><u>116,845.92</u></b>	<b><u>166,488.39</u></b>	<b><u>(49,642.47)</u></b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	9,953.50	10,602.04	(648.54)
<b>Total Accounts Receivable</b>	<b><u>9,953.50</u></b>	<b><u>10,602.04</u></b>	<b><u>(648.54)</u></b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	73,950.17	83,193.94	(9,243.77)
<b>Total Prepaid Expenses</b>	<b><u>73,950.17</u></b>	<b><u>83,193.94</u></b>	<b><u>(9,243.77)</u></b>
<b>Other Current Assets</b>			
1735 - Other Receivables	0.00	508.78	(508.78)
<b>Total Other Current Assets</b>	<b><u>0.00</u></b>	<b><u>508.78</u></b>	<b><u>(508.78)</u></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><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>
<b>Total Assets</b>	<b><u><u>200,749.59</u></u></b>	<b><u><u>260,793.15</u></u></b>	<b><u><u>(60,043.56)</u></u></b>

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

As of April 30, 2023

	<u>Balance Apr 30, 2023</u>	<u>Balance Mar 31, 2023</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	0.00	60.00	(60.00)
2050 - Resident Refunds	2,299.23	0.00	2,299.23
2055 - Payable-Other	0.00	9.78	(9.78)
<b>Total Accounts Payable</b>	<b>2,299.23</b>	<b>69.78</b>	<b>2,229.45</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	18,614.98	28,354.89	(9,739.91)
2400 - Accrued On Site Services	320.47	307.09	13.38
<b>Total Accrued Expenses</b>	<b>18,935.45</b>	<b>28,661.98</b>	<b>(9,726.53)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	21,661.06	24,874.80	(3,213.74)
<b>Total Prepaid Assessments</b>	<b>21,661.06</b>	<b>24,874.80</b>	<b>(3,213.74)</b>
<b>Total Liabilities</b>	<b>42,895.74</b>	<b>53,606.56</b>	<b>(10,710.82)</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	(59,981.27)	(29,450.90)	(30,530.37)

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

As of April 30, 2023

	<u>Balance</u> <u>Apr 30, 2023</u>	<u>Balance</u> <u>Mar 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>161,294.49</u>	<u>191,824.86</u>	<u>(30,530.37)</u>
<b>Total Owners' Equity</b>	<u>161,294.49</u>	<u>191,824.86</u>	<u>(30,530.37)</u>
<b>Operating Income / (Loss)</b>	<u>(3,440.64)</u>	<u>15,361.73</u>	<u>(18,802.37)</u>
<b>Total Liabilities and Owner Equity</b>	<u><u>200,749.59</u></u>	<u><u>260,793.15</u></u>	<u><u>(60,043.56)</u></u>

**Balance Sheet Report**  
**Lanai Condos**  
**Reserves**

As of April 30, 2023

	<u>Balance Apr 30, 2023</u>	<u>Balance Mar 31, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	370,436.38	332,857.92	37,578.46
1335 - AAB RSRV #8187	28,447.58	0.00	28,447.58
1651 - Due (To)/From Operating	2.00	53,409.64	(53,407.64)
<b>Total Reserve Funds</b>	<b>398,885.96</b>	<b>386,267.56</b>	<b>12,618.40</b>
<b>Total Assets</b>	<b>398,885.96</b>	<b>386,267.56</b>	<b>12,618.40</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>57,145.82</b>	<b>44,527.42</b>	<b>12,618.40</b>
<b>Total Liabilities and Owner Equity</b>	<b>398,885.96</b>	<b>386,267.56</b>	<b>12,618.40</b>

# Income Statement Report

## Lanai Condos

### Operating

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			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)	239,957.64	240,017.00	(59.36)	720,050.00	480,092.36
<b>Total Assessment Income</b>	<b>59,989.41</b>	<b>60,004.00</b>	<b>(14.59)</b>	<b>239,957.64</b>	<b>240,017.00</b>	<b>(59.36)</b>	<b>720,050.00</b>	<b>480,092.36</b>
<b>User Fee Income</b>								
4075 - Parking Fees	300.00	208.00	92.00	1,350.00	833.00	517.00	2,500.00	1,150.00
4225 - Key Fees	150.00	0.00	150.00	300.00	0.00	300.00	0.00	(300.00)
4235 - Laundry Fees	690.75	500.00	190.75	2,663.00	2,000.00	663.00	6,000.00	3,337.00
4240 - Move-In & Out Fees	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
4248 - Administrative Fees	33.00	0.00	33.00	33.00	0.00	33.00	0.00	(33.00)
4400 - Room Rental Fees	(75.00)	0.00	(75.00)	425.00	0.00	425.00	0.00	(425.00)
4405 - Rental Unit	1,600.00	1,500.00	100.00	6,400.00	6,000.00	400.00	18,000.00	11,600.00
4410 - Storage Rental Fees	180.00	167.00	13.00	725.00	667.00	58.00	2,000.00	1,275.00
<b>Total User Fee Income</b>	<b>2,878.75</b>	<b>2,375.00</b>	<b>503.75</b>	<b>12,246.00</b>	<b>9,500.00</b>	<b>2,746.00</b>	<b>28,500.00</b>	<b>16,254.00</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	3.53	0.00	3.53	14.54	0.00	14.54	0.00	(14.54)
<b>Total Investment Income</b>	<b>3.53</b>	<b>0.00</b>	<b>3.53</b>	<b>14.54</b>	<b>0.00</b>	<b>14.54</b>	<b>0.00</b>	<b>(14.54)</b>
<b>Total Operating Income</b>	<b>62,871.69</b>	<b>62,379.00</b>	<b>492.69</b>	<b>252,218.18</b>	<b>249,517.00</b>	<b>2,701.18</b>	<b>748,550.00</b>	<b>496,331.82</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges	0.00	20.00	(20.00)	10.00	83.00	(73.00)	250.00	240.00
5090 - Office Supplies	1,024.61	250.00	774.61	1,308.77	1,000.00	308.77	3,000.00	1,691.23
5100 - Records Storage	18.00	0.00	18.00	18.00	0.00	18.00	0.00	(18.00)
<b>Total Administrative</b>	<b>1,042.61</b>	<b>270.00</b>	<b>772.61</b>	<b>1,336.77</b>	<b>1,083.00</b>	<b>253.77</b>	<b>3,250.00</b>	<b>1,913.23</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
5210 - Printing & Copying	60.30	167.00	(106.70)	242.54	667.00	(424.46)	2,000.00	1,757.46

# Income Statement Report

## Lanai Condos

### Operating

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Communications</b>								
5215 - Postage	27.09	167.00	(139.91)	53.88	667.00	(613.12)	2,000.00	1,946.12
<b>Total Communications</b>	<b>87.39</b>	<b>376.00</b>	<b>(288.61)</b>	<b>296.42</b>	<b>1,501.00</b>	<b>(1,204.58)</b>	<b>4,500.00</b>	<b>4,203.58</b>
<b>Onsite Services</b>								
5300 - On Site Manager	627.56	700.00	(72.44)	2,314.07	2,800.00	(485.93)	8,400.00	6,085.93
<b>Total Onsite Services</b>	<b>627.56</b>	<b>700.00</b>	<b>(72.44)</b>	<b>2,314.07</b>	<b>2,800.00</b>	<b>(485.93)</b>	<b>8,400.00</b>	<b>6,085.93</b>
<b>Insurance</b>								
5400 - Insurance Premiums	9,243.77	8,583.00	660.77	36,975.08	34,333.00	2,642.08	103,000.00	66,024.92
<b>Total Insurance</b>	<b>9,243.77</b>	<b>8,583.00</b>	<b>660.77</b>	<b>36,975.08</b>	<b>34,333.00</b>	<b>2,642.08</b>	<b>103,000.00</b>	<b>66,024.92</b>
<b>Utilities</b>								
6000 - Electric Service	1,459.85	3,958.00	(2,498.15)	6,527.47	15,833.00	(9,305.53)	47,500.00	40,972.53
6005 - Gas Service	(1,113.83)	3,208.00	(4,321.83)	23,598.86	12,833.00	10,765.86	38,500.00	14,901.14
6025 - Water Service	2,329.24	2,583.00	(253.76)	9,446.57	10,333.00	(886.43)	31,000.00	21,553.43
6035 - Trash and Recycling Service	788.00	750.00	38.00	3,152.00	3,000.00	152.00	9,000.00	5,848.00
6045 - Cable Service	2,079.45	3,667.00	(1,587.55)	16,821.98	14,667.00	2,154.98	44,000.00	27,178.02
6050 - Telephone Service	624.82	583.00	41.82	2,335.76	2,333.00	2.76	7,000.00	4,664.24
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>6,167.53</b>	<b>14,749.00</b>	<b>(8,581.47)</b>	<b>61,882.64</b>	<b>58,999.00</b>	<b>2,883.64</b>	<b>179,000.00</b>	<b>117,117.36</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	158.00	(158.00)	0.00	633.00	(633.00)	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>633.00</b>	<b>(633.00)</b>	<b>1,900.00</b>	<b>1,900.00</b>
<b>Operations</b>								
6300 - Permits & Licenses	200.00	42.00	158.00	200.00	167.00	33.00	500.00	300.00
<b>Total Operations</b>	<b>200.00</b>	<b>42.00</b>	<b>158.00</b>	<b>200.00</b>	<b>167.00</b>	<b>33.00</b>	<b>500.00</b>	<b>300.00</b>
<b>Contracted Services</b>								
6408 - Elevator Services	684.13	750.00	(65.87)	2,667.13	3,000.00	(332.87)	9,000.00	6,332.87
6424 - HVAC Services	0.00	0.00	0.00	3,579.26	3,000.00	579.26	12,000.00	8,420.74

# Income Statement Report

## Lanai Condos

### Operating

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6430 - Janitorial Services	2,946.00	3,083.00	(137.00)	11,784.00	12,333.00	(549.00)	37,000.00	25,216.00
6432 - Maintenance Services	6,358.72	5,833.00	525.72	20,572.35	23,333.00	(2,760.65)	70,000.00	49,427.65
6434 - Pest Control	100.00	233.00	(133.00)	750.00	933.00	(183.00)	2,800.00	2,050.00
6442 - Snow Removal Services	0.00	1,000.00	(1,000.00)	4,360.50	4,000.00	360.50	8,000.00	3,639.50
<b>Total Contracted Services</b>	<b>10,088.85</b>	<b>10,899.00</b>	<b>(810.15)</b>	<b>43,713.24</b>	<b>46,599.00</b>	<b>(2,885.76)</b>	<b>138,800.00</b>	<b>95,086.76</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	0.00	1,250.00	(1,250.00)	1,529.92	5,000.00	(3,470.08)	15,000.00	13,470.08
6515 - Building Repair & Maintenance	784.41	1,667.00	(882.59)	2,650.40	6,667.00	(4,016.60)	20,000.00	17,349.60
6550 - Elevator Repair & Maintenance	1,912.50	333.00	1,579.50	1,912.50	1,333.00	579.50	4,000.00	2,087.50
6565 - Fire System Repair & Maintenance	775.75	333.00	442.75	1,043.75	1,333.00	(289.25)	4,000.00	2,956.25
6575 - Flooring/Carpet Supply/Rpr & Maintena	0.00	292.00	(292.00)	0.00	1,167.00	(1,167.00)	3,500.00	3,500.00
6635 - Janitorial Supplies & Maintenance	0.00	125.00	(125.00)	316.98	500.00	(183.02)	1,500.00	1,183.02
6695 - Plumbing Supplies/Repair & Maintena	33,804.69	2,917.00	30,887.69	34,359.69	11,667.00	22,692.69	35,000.00	640.31
6700 - Pool Supplies/Repair & Maintenance	0.00	542.00	(542.00)	0.00	2,167.00	(2,167.00)	6,500.00	6,500.00
<b>Total Repair &amp; Maintenance</b>	<b>37,277.35</b>	<b>7,459.00</b>	<b>29,818.35</b>	<b>41,813.24</b>	<b>29,834.00</b>	<b>11,979.24</b>	<b>89,500.00</b>	<b>47,686.76</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	217.00	(217.00)	0.00	867.00	(867.00)	2,600.00	2,600.00
7030 - Legal Services - General Counsel	245.00	1,167.00	(922.00)	245.00	4,667.00	(4,422.00)	14,000.00	13,755.00
7040 - Management Fees	2,360.00	2,708.00	(348.00)	9,599.36	10,833.00	(1,233.64)	32,500.00	22,900.64
<b>Total Professional Services</b>	<b>2,605.00</b>	<b>4,092.00</b>	<b>(1,487.00)</b>	<b>9,844.36</b>	<b>16,367.00</b>	<b>(6,522.64)</b>	<b>49,100.00</b>	<b>39,255.64</b>
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	117.00	0.00	117.00	416.00	0.00	416.00	0.00	(416.00)
<b>Total Reimbursable Expenses</b>	<b>117.00</b>	<b>0.00</b>	<b>117.00</b>	<b>416.00</b>	<b>0.00</b>	<b>416.00</b>	<b>0.00</b>	<b>(416.00)</b>

# Income Statement Report

## Lanai Condos

### Operating

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	14,217.00	14,217.00	0.00	56,867.00	56,867.00	0.00	170,600.00	113,733.00
<b>Total Other Expenses</b>	<b>14,217.00</b>	<b>14,217.00</b>	<b>0.00</b>	<b>56,867.00</b>	<b>56,867.00</b>	<b>0.00</b>	<b>170,600.00</b>	<b>113,733.00</b>
<b>Total Operating Expense</b>	<b>81,674.06</b>	<b>61,545.00</b>	<b>20,129.06</b>	<b>255,658.82</b>	<b>249,183.00</b>	<b>6,475.82</b>	<b>748,550.00</b>	<b>492,891.18</b>
<b>Total Operating Income / (Loss)</b>	<b>(18,802.37)</b>	<b>834.00</b>	<b>(19,636.37)</b>	<b>(3,440.64)</b>	<b>334.00</b>	<b>(3,774.64)</b>	<b>0.00</b>	<b>3,440.64</b>



# Income Statement Report Lanai Condos Reserves

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			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	56,867.00	56,867.00	0.00	170,600.00	113,733.00
4910 - Interest Earned - Reserve Accounts	751.40	0.00	751.40	2,628.82	0.00	2,628.82	0.00	(2,628.82)
<b>Total Investment Income</b>	<b>14,968.40</b>	<b>14,217.00</b>	<b>751.40</b>	<b>59,495.82</b>	<b>56,867.00</b>	<b>2,628.82</b>	<b>170,600.00</b>	<b>111,104.18</b>
<b>Total Reserves Income</b>	<b>14,968.40</b>	<b>14,217.00</b>	<b>751.40</b>	<b>59,495.82</b>	<b>56,867.00</b>	<b>2,628.82</b>	<b>170,600.00</b>	<b>111,104.18</b>
<b>Expense</b>								
<b>Reserve Expenses</b>								
9818 - Building Expenses	2,350.00	0.00	2,350.00	2,350.00	0.00	2,350.00	0.00	(2,350.00)
<b>Total Reserve Expenses</b>	<b>2,350.00</b>	<b>0.00</b>	<b>2,350.00</b>	<b>2,350.00</b>	<b>0.00</b>	<b>2,350.00</b>	<b>0.00</b>	<b>(2,350.00)</b>
<b>Total Reserves Expense</b>	<b>2,350.00</b>	<b>0.00</b>	<b>2,350.00</b>	<b>2,350.00</b>	<b>0.00</b>	<b>2,350.00</b>	<b>0.00</b>	<b>(2,350.00)</b>
<b>Total Reserves Income / (Loss)</b>	<b>12,618.40</b>	<b>14,217.00</b>	<b>(1,598.60)</b>	<b>57,145.82</b>	<b>56,867.00</b>	<b>278.82</b>	<b>170,600.00</b>	<b>113,454.18</b>
<b>Total Association Net Income / (Loss)</b>	<b>(6,183.97)</b>	<b>15,051.00</b>	<b>(21,234.97)</b>	<b>53,705.18</b>	<b>57,201.00</b>	<b>(3,495.82)</b>	<b>170,600.00</b>	<b>116,894.82</b>