

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

As of October 31, 2023

	<u>Balance Oct 31, 2023</u>	<u>Balance Sep 30, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	69,522.27	73,126.35	(3,604.08)
1220 - Petty Cash	2,261.91	2,261.91	0.00
1650 - Due (To)/From Reserves	16,366.00	(4.00)	16,370.00
<b>Total Operating Funds</b>	<b>88,150.18</b>	<b>75,384.26</b>	<b>12,765.92</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	13,485.85	12,002.01	1,483.84
<b>Total Accounts Receivable</b>	<b>13,485.85</b>	<b>12,002.01</b>	<b>1,483.84</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	18,487.55	27,731.32	(9,243.77)
<b>Total Prepaid Expenses</b>	<b>18,487.55</b>	<b>27,731.32</b>	<b>(9,243.77)</b>
<b>Other Current Assets</b>			
1799 - Clearing Account	0.60	0.00	0.60
<b>Total Other Current Assets</b>	<b>0.60</b>	<b>0.00</b>	<b>0.60</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>120,124.18</b>	<b>115,117.59</b>	<b>5,006.59</b>

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

As of October 31, 2023

	<u>Balance Oct 31, 2023</u>	<u>Balance Sep 30, 2023</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	20.00	0.00	20.00
<b>Total Accounts Payable</b>	<b>20.00</b>	<b>0.00</b>	<b>20.00</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	29,564.10	26,185.75	3,378.35
2400 - Accrued On Site Services	452.00	452.00	0.00
<b>Total Accrued Expenses</b>	<b>30,016.10</b>	<b>26,637.75</b>	<b>3,378.35</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	12,450.46	16,227.85	(3,777.39)
<b>Total Prepaid Assessments</b>	<b>12,450.46</b>	<b>16,227.85</b>	<b>(3,777.39)</b>
<b>Total Liabilities</b>	<b>42,486.56</b>	<b>42,865.60</b>	<b>(379.04)</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)	(59,981.27)	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
<b>Total Owners Equity</b>	<b>161,294.49</b>	<b>161,294.49</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>161,294.49</b>	<b>161,294.49</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>(83,656.87)</b>	<b>(89,042.50)</b>	<b>5,385.63</b>
<b>Total Liabilities and Owner Equity</b>	<b>120,124.18</b>	<b>115,117.59</b>	<b>5,006.59</b>

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

As of October 31, 2023

	<u>Balance Oct 31, 2023</u>	<u>Balance Sep 30, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	401,841.58	401,010.61	830.97
1335 - AAB RSRV #8187	90,540.20	76,180.00	14,360.20
1651 - Due (To)/From Operating	(16,366.00)	4.00	(16,370.00)
<b>Total Reserve Funds</b>	<b>476,015.78</b>	<b>477,194.61</b>	<b>(1,178.83)</b>
<b>Total Assets</b>	<b>476,015.78</b>	<b>477,194.61</b>	<b>(1,178.83)</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>134,275.64</b>	<b>135,454.47</b>	<b>(1,178.83)</b>
<b>Total Liabilities and Owner Equity</b>	<b>476,015.78</b>	<b>477,194.61</b>	<b>(1,178.83)</b>

# Income Statement Report

## Lanai Condos

### Operating

October 01, 2023 thru October 31, 2023

	Current Period			Year to Date (10 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)	599,894.10	600,042.00	(147.90)	720,050.00	120,155.90
<b>Total Assessment Income</b>	<b>59,989.41</b>	<b>60,004.00</b>	<b>(14.59)</b>	<b>599,894.10</b>	<b>600,042.00</b>	<b>(147.90)</b>	<b>720,050.00</b>	<b>120,155.90</b>
<b>User Fee Income</b>								
4075 - Parking Fees	300.00	208.00	92.00	3,100.00	2,083.00	1,017.00	2,500.00	(600.00)
4225 - Key Fees	50.00	0.00	50.00	950.00	0.00	950.00	0.00	(950.00)
4235 - Laundry Fees	644.75	500.00	144.75	7,244.60	5,000.00	2,244.60	6,000.00	(1,244.60)
4240 - Move-In & Out Fees	0.00	0.00	0.00	525.00	0.00	525.00	0.00	(525.00)
4248 - Administrative Fees	0.00	0.00	0.00	4.01	0.00	4.01	0.00	(4.01)
4400 - Room Rental Fees	25.00	0.00	25.00	850.00	0.00	850.00	0.00	(850.00)
4405 - Rental Unit	1,600.00	1,500.00	100.00	16,075.00	15,000.00	1,075.00	18,000.00	1,925.00
4410 - Storage Rental Fees	155.00	167.00	(12.00)	1,750.00	1,667.00	83.00	2,000.00	250.00
<b>Total User Fee Income</b>	<b>2,774.75</b>	<b>2,375.00</b>	<b>399.75</b>	<b>30,498.61</b>	<b>23,750.00</b>	<b>6,748.61</b>	<b>28,500.00</b>	<b>(1,998.61)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	1.65	0.00	1.65	30.05	0.00	30.05	0.00	(30.05)
<b>Total Investment Income</b>	<b>1.65</b>	<b>0.00</b>	<b>1.65</b>	<b>30.05</b>	<b>0.00</b>	<b>30.05</b>	<b>0.00</b>	<b>(30.05)</b>
<b>Total Operating Income</b>	<b>62,765.81</b>	<b>62,379.00</b>	<b>386.81</b>	<b>630,422.76</b>	<b>623,792.00</b>	<b>6,630.76</b>	<b>748,550.00</b>	<b>118,127.24</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges	0.00	20.00	(20.00)	10.00	208.00	(198.00)	250.00	240.00
5090 - Office Supplies	0.00	250.00	(250.00)	2,218.55	2,500.00	(281.45)	3,000.00	781.45
<b>Total Administrative</b>	<b>0.00</b>	<b>270.00</b>	<b>(270.00)</b>	<b>2,228.55</b>	<b>2,708.00</b>	<b>(479.45)</b>	<b>3,250.00</b>	<b>1,021.45</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	0.00	417.00	(417.00)	500.00	500.00
5210 - Printing & Copying	0.00	167.00	(167.00)	1,066.09	1,667.00	(600.91)	2,000.00	933.91

# Income Statement Report

## Lanai Condos

### Operating

October 01, 2023 thru October 31, 2023

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Communications</b>								
5215 - Postage	0.00	167.00	(167.00)	245.78	1,667.00	(1,421.22)	2,000.00	1,754.22
<b>Total Communications</b>	<b>0.00</b>	<b>376.00</b>	<b>(376.00)</b>	<b>1,311.87</b>	<b>3,751.00</b>	<b>(2,439.13)</b>	<b>4,500.00</b>	<b>3,188.13</b>
<b>Onsite Services</b>								
5300 - On Site Manager	904.01	700.00	204.01	7,785.68	7,000.00	785.68	8,400.00	614.32
<b>Total Onsite Services</b>	<b>904.01</b>	<b>700.00</b>	<b>204.01</b>	<b>7,785.68</b>	<b>7,000.00</b>	<b>785.68</b>	<b>8,400.00</b>	<b>614.32</b>
<b>Insurance</b>								
5400 - Insurance Premiums	9,243.77	8,583.00	660.77	92,437.70	85,833.00	6,604.70	103,000.00	10,562.30
<b>Total Insurance</b>	<b>9,243.77</b>	<b>8,583.00</b>	<b>660.77</b>	<b>92,437.70</b>	<b>85,833.00</b>	<b>6,604.70</b>	<b>103,000.00</b>	<b>10,562.30</b>
<b>Utilities</b>								
6000 - Electric Service	5,089.68	3,958.00	1,131.68	36,135.72	39,583.00	(3,447.28)	47,500.00	11,364.28
6005 - Gas Service	2,497.38	3,208.00	(710.62)	38,728.28	32,083.00	6,645.28	38,500.00	(228.28)
6025 - Water Service	2,504.91	2,583.00	(78.09)	24,582.03	25,833.00	(1,250.97)	31,000.00	6,417.97
6035 - Trash and Recycling Service	788.00	750.00	38.00	7,880.00	7,500.00	380.00	9,000.00	1,120.00
6045 - Cable Service	4,158.74	3,667.00	491.74	44,483.05	36,667.00	7,816.05	44,000.00	(483.05)
6050 - Telephone Service	208.25	583.00	(374.75)	5,833.69	5,833.00	0.69	7,000.00	1,166.31
6070 - Storm Drain	4,120.82	0.00	4,120.82	4,120.82	0.00	4,120.82	2,000.00	(2,120.82)
<b>Total Utilities</b>	<b>19,367.78</b>	<b>14,749.00</b>	<b>4,618.78</b>	<b>161,763.59</b>	<b>147,499.00</b>	<b>14,264.59</b>	<b>179,000.00</b>	<b>17,236.41</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	340.00	158.00	182.00	5,526.69	1,583.00	3,943.69	1,900.00	(3,626.69)
<b>Total Landscaping</b>	<b>340.00</b>	<b>158.00</b>	<b>182.00</b>	<b>5,526.69</b>	<b>1,583.00</b>	<b>3,943.69</b>	<b>1,900.00</b>	<b>(3,626.69)</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	42.00	(42.00)	1,095.00	417.00	678.00	500.00	(595.00)
<b>Total Operations</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>1,095.00</b>	<b>417.00</b>	<b>678.00</b>	<b>500.00</b>	<b>(595.00)</b>
<b>Contracted Services</b>								
6408 - Elevator Services	684.13	750.00	(65.87)	6,771.91	7,500.00	(728.09)	9,000.00	2,228.09
6424 - HVAC Services	0.00	0.00	0.00	9,534.26	9,000.00	534.26	12,000.00	2,465.74

# Income Statement Report

## Lanai Condos

### Operating

October 01, 2023 thru October 31, 2023

	Current Period			Year to Date (10 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)	29,234.00	30,833.00	(1,599.00)	37,000.00	7,766.00
6432 - Maintenance Services	6,081.75	5,833.00	248.75	57,145.55	58,333.00	(1,187.45)	70,000.00	12,854.45
6434 - Pest Control	250.00	233.00	17.00	2,350.00	2,333.00	17.00	2,800.00	450.00
6442 - Snow Removal Services	0.00	1,000.00	(1,000.00)	4,360.50	6,000.00	(1,639.50)	8,000.00	3,639.50
<b>Total Contracted Services</b>	<b>9,961.88</b>	<b>10,899.00</b>	<b>(937.12)</b>	<b>109,396.22</b>	<b>113,999.00</b>	<b>(4,602.78)</b>	<b>138,800.00</b>	<b>29,403.78</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	426.63	1,250.00	(823.37)	78,718.79	12,500.00	66,218.79	15,000.00	(63,718.79)
6515 - Building Repair & Maintenance	60.11	1,667.00	(1,606.89)	10,006.75	16,667.00	(6,660.25)	20,000.00	9,993.25
6550 - Elevator Repair & Maintenance	520.00	333.00	187.00	2,432.50	3,333.00	(900.50)	4,000.00	1,567.50
6565 - Fire System Repair & Maintenance	(20.00)	333.00	(353.00)	18,943.65	3,333.00	15,610.65	4,000.00	(14,943.65)
6575 - Flooring/Carpet Supply/Rpr & Maintena	0.00	292.00	(292.00)	0.00	2,917.00	(2,917.00)	3,500.00	3,500.00
6635 - Janitorial Supplies & Maintenance	0.00	125.00	(125.00)	316.98	1,250.00	(933.02)	1,500.00	1,183.02
6695 - Plumbing Supplies/Repair & Maintena	0.00	2,917.00	(2,917.00)	49,516.45	29,167.00	20,349.45	35,000.00	(14,516.45)
6700 - Pool Supplies/Repair & Maintenance	0.00	542.00	(542.00)	135.85	5,417.00	(5,281.15)	6,500.00	6,364.15
<b>Total Repair &amp; Maintenance</b>	<b>986.74</b>	<b>7,459.00</b>	<b>(6,472.26)</b>	<b>160,070.97</b>	<b>74,584.00</b>	<b>85,486.97</b>	<b>89,500.00</b>	<b>(70,570.97)</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	217.00	(217.00)	5,350.00	2,167.00	3,183.00	2,600.00	(2,750.00)
7030 - Legal Services - General Counsel	0.00	1,167.00	(1,167.00)	245.00	11,667.00	(11,422.00)	14,000.00	13,755.00
7040 - Management Fees	2,360.00	2,708.00	(348.00)	23,759.36	27,083.00	(3,323.64)	32,500.00	8,740.64
<b>Total Professional Services</b>	<b>2,360.00</b>	<b>4,092.00</b>	<b>(1,732.00)</b>	<b>29,354.36</b>	<b>40,917.00</b>	<b>(11,562.64)</b>	<b>49,100.00</b>	<b>19,745.64</b>
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	0.00	0.00	0.00	878.00	0.00	878.00	0.00	(878.00)
8890 - Reimbursable Compliance Remediat	0.00	0.00	0.00	66.00	0.00	66.00	0.00	(66.00)
<b>Total Reimbursable Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>944.00</b>	<b>0.00</b>	<b>944.00</b>	<b>0.00</b>	<b>(944.00)</b>

# Income Statement Report

## Lanai Condos

### Operating

October 01, 2023 thru October 31, 2023

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	14,216.00	14,217.00	(1.00)	142,165.00	142,167.00	(2.00)	170,600.00	28,435.00
<b>Total Other Expenses</b>	<b>14,216.00</b>	<b>14,217.00</b>	<b>(1.00)</b>	<b>142,165.00</b>	<b>142,167.00</b>	<b>(2.00)</b>	<b>170,600.00</b>	<b>28,435.00</b>
<b>Total Operating Expense</b>	<b>57,380.18</b>	<b>61,545.00</b>	<b>(4,164.82)</b>	<b>714,079.63</b>	<b>620,458.00</b>	<b>93,621.63</b>	<b>748,550.00</b>	<b>34,470.37</b>
<b>Total Operating Income / (Loss)</b>	<b>5,385.63</b>	<b>834.00</b>	<b>4,551.63</b>	<b>(83,656.87)</b>	<b>3,334.00</b>	<b>(86,990.87)</b>	<b>0.00</b>	<b>83,656.87</b>

# Income Statement Report

## Lanai Condos

### Reserves

October 01, 2023 thru October 31, 2023

	Current Period			Year to Date (10 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	14,217.00	(1.00)	142,165.00	142,167.00	(2.00)	170,600.00	28,435.00
4910 - Interest Earned - Reserve Accounts	975.17	0.00	975.17	8,049.42	0.00	8,049.42	0.00	(8,049.42)
<b>Total Investment Income</b>	<b>15,191.17</b>	<b>14,217.00</b>	<b>974.17</b>	<b>150,214.42</b>	<b>142,167.00</b>	<b>8,047.42</b>	<b>170,600.00</b>	<b>20,385.58</b>
<b>Total Reserves Income</b>	<b>15,191.17</b>	<b>14,217.00</b>	<b>974.17</b>	<b>150,214.42</b>	<b>142,167.00</b>	<b>8,047.42</b>	<b>170,600.00</b>	<b>20,385.58</b>
<b>Expense</b>								
<b>Reserve Expenses</b>								
9818 - Building Expenses	0.00	0.00	0.00	(431.22)	0.00	(431.22)	0.00	431.22
9850 - Elevators Expenses	16,370.00	0.00	16,370.00	16,370.00	0.00	16,370.00	0.00	(16,370.00)
<b>Total Reserve Expenses</b>	<b>16,370.00</b>	<b>0.00</b>	<b>16,370.00</b>	<b>15,938.78</b>	<b>0.00</b>	<b>15,938.78</b>	<b>0.00</b>	<b>(15,938.78)</b>
<b>Total Reserves Expense</b>	<b>16,370.00</b>	<b>0.00</b>	<b>16,370.00</b>	<b>15,938.78</b>	<b>0.00</b>	<b>15,938.78</b>	<b>0.00</b>	<b>(15,938.78)</b>
<b>Total Reserves Income / (Loss)</b>	<b>(1,178.83)</b>	<b>14,217.00</b>	<b>(15,395.83)</b>	<b>134,275.64</b>	<b>142,167.00</b>	<b>(7,891.36)</b>	<b>170,600.00</b>	<b>36,324.36</b>
<b>Total Association Net Income / (Loss)</b>	<b>4,206.80</b>	<b>15,051.00</b>	<b>(10,844.20)</b>	<b>50,618.77</b>	<b>145,501.00</b>	<b>(94,882.23)</b>	<b>170,600.00</b>	<b>119,981.23</b>