

Balance Sheet Report
Lanai Condos
Operating

As of November 30, 2023

	<u>Balance Nov 30, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	87,971.01	69,522.27	18,448.74
1220 - Petty Cash	2,189.32	2,261.91	(72.59)
1650 - Due (To)/From Reserves	19,416.44	16,366.00	3,050.44
Total Operating Funds	109,576.77	88,150.18	21,426.59
Accounts Receivable			
1500 - Residential Assessments Receivable	14,241.45	13,485.85	755.60
Total Accounts Receivable	14,241.45	13,485.85	755.60
Prepaid Expenses			
1600 - Prepaid Insurance	9,243.78	18,487.55	(9,243.77)
Total Prepaid Expenses	9,243.78	18,487.55	(9,243.77)
Other Current Assets			
1799 - Clearing Account	0.00	0.60	(0.60)
Total Other Current Assets	0.00	0.60	(0.60)
Association-Owned Units			
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
Total Association-Owned Units	0.00	0.00	0.00
Total Assets	133,062.00	120,124.18	12,937.82
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	20.00	20.00	0.00

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	<u>Balance Nov 30, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	(508.78)	0.00	(508.78)
Total Accounts Payable	(488.78)	20.00	(508.78)
Accrued Expenses			
2395 - Other Accrued Expenses	28,320.40	29,564.10	(1,243.70)
2400 - Accrued On Site Services	0.00	452.00	(452.00)
Total Accrued Expenses	28,320.40	30,016.10	(1,695.70)
Prepaid Assessments			
2550 - Prepaid Assessments	11,424.18	12,450.46	(1,026.28)
Total Prepaid Assessments	11,424.18	12,450.46	(1,026.28)
Total Liabilities	39,255.80	42,486.56	(3,230.76)
<u>Owners' Equity</u>			
Owners Equity			
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
Total Owners Equity	161,294.49	161,294.49	0.00
Total Owners' Equity	161,294.49	161,294.49	0.00
Operating Income / (Loss)	(67,488.29)	(83,656.87)	16,168.58
Total Liabilities and Owner Equity	133,062.00	120,124.18	12,937.82

**Balance Sheet Report
Lanai Condos
Reserves**

As of November 30, 2023

	<u>Balance Nov 30, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	397,640.24	401,841.58	(4,201.34)
1335 - AAB RSRV #8187	99,570.67	90,540.20	9,030.47
1651 - Due (To)/From Operating	(19,416.44)	(16,366.00)	(3,050.44)
Total Reserve Funds	477,794.47	476,015.78	1,778.69
Total Assets	477,794.47	476,015.78	1,778.69
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	341,740.14	341,740.14	0.00
Total Owners Equity	341,740.14	341,740.14	0.00
Total Owners' Equity	341,740.14	341,740.14	0.00
Reserves Income / (Loss)	136,054.33	134,275.64	1,778.69
Total Liabilities and Owner Equity	477,794.47	476,015.78	1,778.69

Income Statement Report

Lanai Condos

Operating

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	59,989.41	60,004.00	(14.59)	659,883.51	660,046.00	(162.49)	720,050.00	60,166.49
Total Assessment Income	59,989.41	60,004.00	(14.59)	659,883.51	660,046.00	(162.49)	720,050.00	60,166.49
User Fee Income								
4075 - Parking Fees	300.00	209.00	91.00	3,400.00	2,292.00	1,108.00	2,500.00	(900.00)
4225 - Key Fees	0.00	0.00	0.00	950.00	0.00	950.00	0.00	(950.00)
4235 - Laundry Fees	797.75	500.00	297.75	8,042.35	5,500.00	2,542.35	6,000.00	(2,042.35)
4240 - Move-In & Out Fees	175.00	0.00	175.00	700.00	0.00	700.00	0.00	(700.00)
4248 - Administrative Fees	22.00	0.00	22.00	26.01	0.00	26.01	0.00	(26.01)
4400 - Room Rental Fees	200.00	0.00	200.00	1,050.00	0.00	1,050.00	0.00	(1,050.00)
4405 - Rental Unit	3,200.00	1,500.00	1,700.00	19,275.00	16,500.00	2,775.00	18,000.00	(1,275.00)
4410 - Storage Rental Fees	155.00	166.00	(11.00)	1,905.00	1,833.00	72.00	2,000.00	95.00
Total User Fee Income	4,849.75	2,375.00	2,474.75	35,348.36	26,125.00	9,223.36	28,500.00	(6,848.36)
Investment Income								
4900 - Interest Earned - Operating Accounts	1.77	0.00	1.77	31.82	0.00	31.82	0.00	(31.82)
Total Investment Income	1.77	0.00	1.77	31.82	0.00	31.82	0.00	(31.82)
Total Operating Income	64,840.93	62,379.00	2,461.93	695,263.69	686,171.00	9,092.69	748,550.00	53,286.31
<u>Expense</u>								
Administrative								
5015 - Bank Charges	0.00	21.00	(21.00)	10.00	229.00	(219.00)	250.00	240.00
5090 - Office Supplies	100.66	250.00	(149.34)	2,319.21	2,750.00	(430.79)	3,000.00	680.79
Total Administrative	100.66	271.00	(170.34)	2,329.21	2,979.00	(649.79)	3,250.00	920.79
Communications								
5200 - Community Events	0.00	41.00	(41.00)	0.00	458.00	(458.00)	500.00	500.00
5210 - Printing & Copying	74.62	166.00	(91.38)	1,140.71	1,833.00	(692.29)	2,000.00	859.29

Income Statement Report

Lanai Condos

Operating

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Communications								
5215 - Postage	16.04	166.00	(149.96)	261.82	1,833.00	(1,571.18)	2,000.00	1,738.18
Total Communications	90.66	373.00	(282.34)	1,402.53	4,124.00	(2,721.47)	4,500.00	3,097.47
Onsite Services								
5300 - On Site Manager	904.01	700.00	204.01	8,689.69	7,700.00	989.69	8,400.00	(289.69)
Total Onsite Services	904.01	700.00	204.01	8,689.69	7,700.00	989.69	8,400.00	(289.69)
Insurance								
5400 - Insurance Premiums	9,243.77	8,584.00	659.77	101,681.47	94,417.00	7,264.47	103,000.00	1,318.53
Total Insurance	9,243.77	8,584.00	659.77	101,681.47	94,417.00	7,264.47	103,000.00	1,318.53
Utilities								
6000 - Electric Service	2,087.81	3,959.00	(1,871.19)	38,223.53	43,542.00	(5,318.47)	47,500.00	9,276.47
6005 - Gas Service	545.45	3,209.00	(2,663.55)	39,273.73	35,292.00	3,981.73	38,500.00	(773.73)
6025 - Water Service	2,441.31	2,584.00	(142.69)	27,023.34	28,417.00	(1,393.66)	31,000.00	3,976.66
6035 - Trash and Recycling Service	788.00	750.00	38.00	8,668.00	8,250.00	418.00	9,000.00	332.00
6045 - Cable Service	4,158.74	3,666.00	492.74	48,641.79	40,333.00	8,308.79	44,000.00	(4,641.79)
6050 - Telephone Service	634.22	584.00	50.22	6,467.91	6,417.00	50.91	7,000.00	532.09
6070 - Storm Drain	0.00	0.00	0.00	4,120.82	0.00	4,120.82	2,000.00	(2,120.82)
Total Utilities	10,655.53	14,752.00	(4,096.47)	172,419.12	162,251.00	10,168.12	179,000.00	6,580.88
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	159.00	(159.00)	5,526.69	1,742.00	3,784.69	1,900.00	(3,626.69)
Total Landscaping	0.00	159.00	(159.00)	5,526.69	1,742.00	3,784.69	1,900.00	(3,626.69)
Operations								
6300 - Permits & Licenses	0.00	41.00	(41.00)	1,095.00	458.00	637.00	500.00	(595.00)
Total Operations	0.00	41.00	(41.00)	1,095.00	458.00	637.00	500.00	(595.00)
Contracted Services								
6408 - Elevator Services	684.13	750.00	(65.87)	7,456.04	8,250.00	(793.96)	9,000.00	1,543.96
6424 - HVAC Services	0.00	0.00	0.00	9,534.26	9,000.00	534.26	12,000.00	2,465.74

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November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6430 - Janitorial Services	2,946.00	3,084.00	(138.00)	32,180.00	33,917.00	(1,737.00)	37,000.00	4,820.00
6432 - Maintenance Services	5,672.68	5,834.00	(161.32)	62,818.23	64,167.00	(1,348.77)	70,000.00	7,181.77
6434 - Pest Control	250.00	234.00	16.00	2,600.00	2,567.00	33.00	2,800.00	200.00
6442 - Snow Removal Services	734.00	1,000.00	(266.00)	5,094.50	7,000.00	(1,905.50)	8,000.00	2,905.50
Total Contracted Services	10,286.81	10,902.00	(615.19)	119,683.03	124,901.00	(5,217.97)	138,800.00	19,116.97
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	0.00	1,250.00	(1,250.00)	78,718.79	13,750.00	64,968.79	15,000.00	(63,718.79)
6515 - Building Repair & Maintenance	620.91	1,666.00	(1,045.09)	10,627.66	18,333.00	(7,705.34)	20,000.00	9,372.34
6550 - Elevator Repair & Maintenance	0.00	334.00	(334.00)	2,432.50	3,667.00	(1,234.50)	4,000.00	1,567.50
6565 - Fire System Repair & Maintenance	0.00	334.00	(334.00)	18,943.65	3,667.00	15,276.65	4,000.00	(14,943.65)
6575 - Flooring/Carpet Supply/Rpr & Maintenr	0.00	291.00	(291.00)	0.00	3,208.00	(3,208.00)	3,500.00	3,500.00
6635 - Janitorial Supplies & Maintenance	0.00	125.00	(125.00)	316.98	1,375.00	(1,058.02)	1,500.00	1,183.02
6695 - Plumbing Supplies/Repair & Maintena	0.00	2,916.00	(2,916.00)	49,516.45	32,083.00	17,433.45	35,000.00	(14,516.45)
6700 - Pool Supplies/Repair & Maintenance	0.00	541.00	(541.00)	135.85	5,958.00	(5,822.15)	6,500.00	6,364.15
Total Repair & Maintenance	620.91	7,457.00	(6,836.09)	160,691.88	82,041.00	78,650.88	89,500.00	(71,191.88)
Professional Services								
7000 - Audit & Tax Services	0.00	216.00	(216.00)	5,350.00	2,383.00	2,967.00	2,600.00	(2,750.00)
7030 - Legal Services - General Counsel	0.00	1,166.00	(1,166.00)	245.00	12,833.00	(12,588.00)	14,000.00	13,755.00
7040 - Management Fees	2,360.00	2,709.00	(349.00)	26,119.36	29,792.00	(3,672.64)	32,500.00	6,380.64
7095 - Other Professional Fees	170.00	0.00	170.00	170.00	0.00	170.00	0.00	(170.00)
Total Professional Services	2,530.00	4,091.00	(1,561.00)	31,884.36	45,008.00	(13,123.64)	49,100.00	17,215.64
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	13.00	0.00	13.00	891.00	0.00	891.00	0.00	(891.00)
8890 - Reimbursable Compliance Remediatio	11.00	0.00	11.00	77.00	0.00	77.00	0.00	(77.00)
Total Reimbursable Expenses	24.00	0.00	24.00	968.00	0.00	968.00	0.00	(968.00)

Income Statement Report Lanai Condos Operating

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9105 - Reserve Contribution Expense	14,216.00	14,216.00	0.00	156,381.00	156,383.00	(2.00)	170,600.00	14,219.00
Total Other Expenses	14,216.00	14,216.00	0.00	156,381.00	156,383.00	(2.00)	170,600.00	14,219.00
Total Operating Expense	48,672.35	61,546.00	(12,873.65)	762,751.98	682,004.00	80,747.98	748,550.00	(14,201.98)
Total Operating Income / (Loss)	16,168.58	833.00	15,335.58	(67,488.29)	4,167.00	(71,655.29)	0.00	67,488.29

Income Statement Report Lanai Condos Reserves

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	14,216.00	14,216.00	0.00	156,381.00	156,383.00	(2.00)	170,600.00	14,219.00
4910 - Interest Earned - Reserve Accounts	965.03	0.00	965.03	9,014.45	0.00	9,014.45	0.00	(9,014.45)
Total Investment Income	15,181.03	14,216.00	965.03	165,395.45	156,383.00	9,012.45	170,600.00	5,204.55
Total Reserves Income	15,181.03	14,216.00	965.03	165,395.45	156,383.00	9,012.45	170,600.00	5,204.55
<u>Expense</u>								
Reserve Expenses								
9818 - Building Expenses	10,186.69	0.00	10,186.69	9,755.47	0.00	9,755.47	0.00	(9,755.47)
9850 - Elevators Expenses	0.00	0.00	0.00	16,370.00	0.00	16,370.00	0.00	(16,370.00)
9935 - Reserve Study Expenses	3,215.65	0.00	3,215.65	3,215.65	0.00	3,215.65	0.00	(3,215.65)
Total Reserve Expenses	13,402.34	0.00	13,402.34	29,341.12	0.00	29,341.12	0.00	(29,341.12)
Total Reserves Expense	13,402.34	0.00	13,402.34	29,341.12	0.00	29,341.12	0.00	(29,341.12)
Total Reserves Income / (Loss)	1,778.69	14,216.00	(12,437.31)	136,054.33	156,383.00	(20,328.67)	170,600.00	34,545.67
Total Association Net Income / (Loss)	17,947.27	15,049.00	2,898.27	68,566.04	160,550.00	(91,983.96)	170,600.00	102,033.96