

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

As of December 31, 2023

	<u>Balance Dec 31, 2023</u>	<u>Balance Nov 30, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	119,866.43	87,971.01	31,895.42
1220 - Petty Cash	2,044.14	2,189.32	(145.18)
1650 - Due (To)/From Reserves	3,050.44	19,416.44	(16,366.00)
<b>Total Operating Funds</b>	<b>124,961.01</b>	<b>109,576.77</b>	<b>15,384.24</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	19,238.09	14,241.45	4,996.64
<b>Total Accounts Receivable</b>	<b>19,238.09</b>	<b>14,241.45</b>	<b>4,996.64</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	0.00	9,243.78	(9,243.78)
<b>Total Prepaid Expenses</b>	<b>0.00</b>	<b>9,243.78</b>	<b>(9,243.78)</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>144,199.10</b>	<b>133,062.00</b>	<b>11,137.10</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	60.00	20.00	40.00
2050 - Resident Refunds	0.00	(508.78)	508.78
<b>Total Accounts Payable</b>	<b>60.00</b>	<b>(488.78)</b>	<b>548.78</b>

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

As of December 31, 2023

	<u>Balance Dec 31, 2023</u>	<u>Balance Nov 30, 2023</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	43,762.80	28,320.40	15,442.40
2400 - Accrued On Site Services	905.63	0.00	905.63
<b>Total Accrued Expenses</b>	<b>44,668.43</b>	<b>28,320.40</b>	<b>16,348.03</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	14,693.33	11,424.18	3,269.15
<b>Total Prepaid Assessments</b>	<b>14,693.33</b>	<b>11,424.18</b>	<b>3,269.15</b>
<b>Total Liabilities</b>	<b>59,421.76</b>	<b>39,255.80</b>	<b>20,165.96</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>(76,517.15)</b>	<b>(67,488.29)</b>	<b>(9,028.86)</b>
<b>Total Liabilities and Owner Equity</b>	<b>144,199.10</b>	<b>133,062.00</b>	<b>11,137.10</b>

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

As of December 31, 2023

	<u>Balance Dec 31, 2023</u>	<u>Balance Nov 30, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	309,732.31	397,640.24	(87,907.93)
1335 - AAB RSRV #8187	90,315.09	99,570.67	(9,255.58)
1651 - Due (To)/From Operating	(3,050.44)	(19,416.44)	16,366.00
<b>Total Reserve Funds</b>	<b>396,996.96</b>	<b>477,794.47</b>	<b>(80,797.51)</b>
<b>Total Assets</b>	<b>396,996.96</b>	<b>477,794.47</b>	<b>(80,797.51)</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>55,256.82</b>	<b>136,054.33</b>	<b>(80,797.51)</b>
<b>Total Liabilities and Owner Equity</b>	<b>396,996.96</b>	<b>477,794.47</b>	<b>(80,797.51)</b>

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 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)	719,872.92	720,050.00	(177.08)	720,050.00	177.08
<b>Total Assessment Income</b>	<b>59,989.41</b>	<b>60,004.00</b>	<b>(14.59)</b>	<b>719,872.92</b>	<b>720,050.00</b>	<b>(177.08)</b>	<b>720,050.00</b>	<b>177.08</b>
<b>User Fee Income</b>								
4075 - Parking Fees	300.00	208.00	92.00	3,700.00	2,500.00	1,200.00	2,500.00	(1,200.00)
4225 - Key Fees	(50.00)	0.00	(50.00)	900.00	0.00	900.00	0.00	(900.00)
4235 - Laundry Fees	639.25	500.00	139.25	8,681.60	6,000.00	2,681.60	6,000.00	(2,681.60)
4240 - Move-In & Out Fees	0.00	0.00	0.00	700.00	0.00	700.00	0.00	(700.00)
4248 - Administrative Fees	51.00	0.00	51.00	77.01	0.00	77.01	0.00	(77.01)
4400 - Room Rental Fees	200.00	0.00	200.00	1,250.00	0.00	1,250.00	0.00	(1,250.00)
4405 - Rental Unit	3,200.00	1,500.00	1,700.00	22,475.00	18,000.00	4,475.00	18,000.00	(4,475.00)
4410 - Storage Rental Fees	155.00	167.00	(12.00)	2,060.00	2,000.00	60.00	2,000.00	(60.00)
<b>Total User Fee Income</b>	<b>4,495.25</b>	<b>2,375.00</b>	<b>2,120.25</b>	<b>39,843.61</b>	<b>28,500.00</b>	<b>11,343.61</b>	<b>28,500.00</b>	<b>(11,343.61)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	2.46	0.00	2.46	34.28	0.00	34.28	0.00	(34.28)
<b>Total Investment Income</b>	<b>2.46</b>	<b>0.00</b>	<b>2.46</b>	<b>34.28</b>	<b>0.00</b>	<b>34.28</b>	<b>0.00</b>	<b>(34.28)</b>
<b>Total Operating Income</b>	<b>64,487.12</b>	<b>62,379.00</b>	<b>2,108.12</b>	<b>759,750.81</b>	<b>748,550.00</b>	<b>11,200.81</b>	<b>748,550.00</b>	<b>(11,200.81)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges	0.00	21.00	(21.00)	10.00	250.00	(240.00)	250.00	240.00
5090 - Office Supplies	313.79	250.00	63.79	2,633.00	3,000.00	(367.00)	3,000.00	367.00
<b>Total Administrative</b>	<b>313.79</b>	<b>271.00</b>	<b>42.79</b>	<b>2,643.00</b>	<b>3,250.00</b>	<b>(607.00)</b>	<b>3,250.00</b>	<b>607.00</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	0.00	500.00	(500.00)	500.00	500.00
5210 - Printing & Copying	371.20	167.00	204.20	1,511.91	2,000.00	(488.09)	2,000.00	488.09

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Communications</b>								
5215 - Postage	164.30	167.00	(2.70)	426.12	2,000.00	(1,573.88)	2,000.00	1,573.88
<b>Total Communications</b>	<b>535.50</b>	<b>376.00</b>	<b>159.50</b>	<b>1,938.03</b>	<b>4,500.00</b>	<b>(2,561.97)</b>	<b>4,500.00</b>	<b>2,561.97</b>
<b>Onsite Services</b>								
5300 - On Site Manager	1,354.35	700.00	654.35	10,044.04	8,400.00	1,644.04	8,400.00	(1,644.04)
<b>Total Onsite Services</b>	<b>1,354.35</b>	<b>700.00</b>	<b>654.35</b>	<b>10,044.04</b>	<b>8,400.00</b>	<b>1,644.04</b>	<b>8,400.00</b>	<b>(1,644.04)</b>
<b>Insurance</b>								
5400 - Insurance Premiums	9,243.78	8,583.00	660.78	110,925.25	103,000.00	7,925.25	103,000.00	(7,925.25)
<b>Total Insurance</b>	<b>9,243.78</b>	<b>8,583.00</b>	<b>660.78</b>	<b>110,925.25</b>	<b>103,000.00</b>	<b>7,925.25</b>	<b>103,000.00</b>	<b>(7,925.25)</b>
<b>Utilities</b>								
6000 - Electric Service	(1,283.37)	3,958.00	(5,241.37)	36,940.16	47,500.00	(10,559.84)	47,500.00	10,559.84
6005 - Gas Service	4,909.00	3,208.00	1,701.00	44,182.73	38,500.00	5,682.73	38,500.00	(5,682.73)
6025 - Water Service	3,276.00	2,583.00	693.00	30,299.34	31,000.00	(700.66)	31,000.00	700.66
6035 - Trash and Recycling Service	788.00	750.00	38.00	9,456.00	9,000.00	456.00	9,000.00	(456.00)
6045 - Cable Service	4,158.74	3,667.00	491.74	52,800.53	44,000.00	8,800.53	44,000.00	(8,800.53)
6050 - Telephone Service	893.01	583.00	310.01	7,360.92	7,000.00	360.92	7,000.00	(360.92)
6070 - Storm Drain	0.00	2,000.00	(2,000.00)	4,120.82	2,000.00	2,120.82	2,000.00	(2,120.82)
<b>Total Utilities</b>	<b>12,741.38</b>	<b>16,749.00</b>	<b>(4,007.62)</b>	<b>185,160.50</b>	<b>179,000.00</b>	<b>6,160.50</b>	<b>179,000.00</b>	<b>(6,160.50)</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	80.00	158.00	(78.00)	5,606.69	1,900.00	3,706.69	1,900.00	(3,706.69)
<b>Total Landscaping</b>	<b>80.00</b>	<b>158.00</b>	<b>(78.00)</b>	<b>5,606.69</b>	<b>1,900.00</b>	<b>3,706.69</b>	<b>1,900.00</b>	<b>(3,706.69)</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	42.00	(42.00)	1,095.00	500.00	595.00	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>500.00</b>	<b>595.00</b>	<b>500.00</b>	<b>(595.00)</b>
<b>Contracted Services</b>								
6408 - Elevator Services	684.13	750.00	(65.87)	8,140.17	9,000.00	(859.83)	9,000.00	859.83
6424 - HVAC Services	2,977.50	3,000.00	(22.50)	12,511.76	12,000.00	511.76	12,000.00	(511.76)

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 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)	35,126.00	37,000.00	(1,874.00)	37,000.00	1,874.00
6432 - Maintenance Services	6,037.26	5,833.00	204.26	68,855.49	70,000.00	(1,144.51)	70,000.00	1,144.51
6434 - Pest Control	400.00	233.00	167.00	3,000.00	2,800.00	200.00	2,800.00	(200.00)
6442 - Snow Removal Services	1,236.00	1,000.00	236.00	6,330.50	8,000.00	(1,669.50)	8,000.00	1,669.50
<b>Total Contracted Services</b>	<b>14,280.89</b>	<b>13,899.00</b>	<b>381.89</b>	<b>133,963.92</b>	<b>138,800.00</b>	<b>(4,836.08)</b>	<b>138,800.00</b>	<b>4,836.08</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	3,478.60	1,250.00	2,228.60	82,197.39	15,000.00	67,197.39	15,000.00	(67,197.39)
6515 - Building Repair & Maintenance	3,174.19	1,667.00	1,507.19	13,801.85	20,000.00	(6,198.15)	20,000.00	6,198.15
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	2,432.50	4,000.00	(1,567.50)	4,000.00	1,567.50
6565 - Fire System Repair & Maintenance	0.00	333.00	(333.00)	18,943.65	4,000.00	14,943.65	4,000.00	(14,943.65)
6575 - Flooring/Carpet Supply/Rpr & Mainter	0.00	292.00	(292.00)	0.00	3,500.00	(3,500.00)	3,500.00	3,500.00
6635 - Janitorial Supplies & Maintenance	0.00	125.00	(125.00)	316.98	1,500.00	(1,183.02)	1,500.00	1,183.02
6695 - Plumbing Supplies/Repair & Maintena	359.50	2,917.00	(2,557.50)	49,875.95	35,000.00	14,875.95	35,000.00	(14,875.95)
6700 - Pool Supplies/Repair & Maintenance	10,281.00	542.00	9,739.00	10,416.85	6,500.00	3,916.85	6,500.00	(3,916.85)
<b>Total Repair &amp; Maintenance</b>	<b>17,293.29</b>	<b>7,459.00</b>	<b>9,834.29</b>	<b>177,985.17</b>	<b>89,500.00</b>	<b>88,485.17</b>	<b>89,500.00</b>	<b>(88,485.17)</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	217.00	(217.00)	5,350.00	2,600.00	2,750.00	2,600.00	(2,750.00)
7030 - Legal Services - General Counsel	910.00	1,167.00	(257.00)	1,155.00	14,000.00	(12,845.00)	14,000.00	12,845.00
7040 - Management Fees	2,360.00	2,708.00	(348.00)	28,479.36	32,500.00	(4,020.64)	32,500.00	4,020.64
7095 - Other Professional Fees	0.00	0.00	0.00	170.00	0.00	170.00	0.00	(170.00)
<b>Total Professional Services</b>	<b>3,270.00</b>	<b>4,092.00</b>	<b>(822.00)</b>	<b>35,154.36</b>	<b>49,100.00</b>	<b>(13,945.64)</b>	<b>49,100.00</b>	<b>13,945.64</b>
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	107.00	0.00	107.00	998.00	0.00	998.00	0.00	(998.00)
8890 - Reimbursable Compliance Remediat	80.00	0.00	80.00	157.00	0.00	157.00	0.00	(157.00)
<b>Total Reimbursable Expenses</b>	<b>187.00</b>	<b>0.00</b>	<b>187.00</b>	<b>1,155.00</b>	<b>0.00</b>	<b>1,155.00</b>	<b>0.00</b>	<b>(1,155.00)</b>

# Income Statement Report Lanai Condos Operating

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 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)	170,597.00	170,600.00	(3.00)	170,600.00	3.00
<b>Total Other Expenses</b>	<b>14,216.00</b>	<b>14,217.00</b>	<b>(1.00)</b>	<b>170,597.00</b>	<b>170,600.00</b>	<b>(3.00)</b>	<b>170,600.00</b>	<b>3.00</b>
<b>Total Operating Expense</b>	<b>73,515.98</b>	<b>66,546.00</b>	<b>6,969.98</b>	<b>836,267.96</b>	<b>748,550.00</b>	<b>87,717.96</b>	<b>748,550.00</b>	<b>(87,717.96)</b>
<b>Total Operating Income / (Loss)</b>	<b>(9,028.86)</b>	<b>(4,167.00)</b>	<b>(4,861.86)</b>	<b>(76,517.15)</b>	<b>0.00</b>	<b>(76,517.15)</b>	<b>0.00</b>	<b>76,517.15</b>

# Income Statement Report

## Lanai Condos

### Reserves

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	14,216.00	14,217.00	(1.00)	170,597.00	170,600.00	(3.00)	170,600.00	3.00
4910 - Interest Earned - Reserve Accounts	823.24	0.00	823.24	9,837.69	0.00	9,837.69	0.00	(9,837.69)
<b>Total Investment Income</b>	<b>15,039.24</b>	<b>14,217.00</b>	<b>822.24</b>	<b>180,434.69</b>	<b>170,600.00</b>	<b>9,834.69</b>	<b>170,600.00</b>	<b>(9,834.69)</b>
<b>Total Reserves Income</b>	<b>15,039.24</b>	<b>14,217.00</b>	<b>822.24</b>	<b>180,434.69</b>	<b>170,600.00</b>	<b>9,834.69</b>	<b>170,600.00</b>	<b>(9,834.69)</b>
<b><u>Expense</u></b>								
<b>Repair &amp; Maintenance</b>								
6515 - Building Repair & Maintenance	300.75	0.00	300.75	300.75	0.00	300.75	0.00	(300.75)
<b>Total Repair &amp; Maintenance</b>	<b>300.75</b>	<b>0.00</b>	<b>300.75</b>	<b>300.75</b>	<b>0.00</b>	<b>300.75</b>	<b>0.00</b>	<b>(300.75)</b>
<b>Reserve Expenses</b>								
9818 - Building Expenses	88,586.00	0.00	88,586.00	98,341.47	0.00	98,341.47	0.00	(98,341.47)
9850 - Elevators Expenses	0.00	0.00	0.00	16,370.00	0.00	16,370.00	0.00	(16,370.00)
9914 - Painting Expenses	6,950.00	0.00	6,950.00	6,950.00	0.00	6,950.00	0.00	(6,950.00)
9935 - Reserve Study Expenses	0.00	0.00	0.00	3,215.65	0.00	3,215.65	0.00	(3,215.65)
<b>Total Reserve Expenses</b>	<b>95,536.00</b>	<b>0.00</b>	<b>95,536.00</b>	<b>124,877.12</b>	<b>0.00</b>	<b>124,877.12</b>	<b>0.00</b>	<b>(124,877.12)</b>
<b>Total Reserves Expense</b>	<b>95,836.75</b>	<b>0.00</b>	<b>95,836.75</b>	<b>125,177.87</b>	<b>0.00</b>	<b>125,177.87</b>	<b>0.00</b>	<b>(125,177.87)</b>
<b>Total Reserves Income / (Loss)</b>	<b>(80,797.51)</b>	<b>14,217.00</b>	<b>(95,014.51)</b>	<b>55,256.82</b>	<b>170,600.00</b>	<b>(115,343.18)</b>	<b>170,600.00</b>	<b>115,343.18</b>
<b>Total Association Net Income / (Loss)</b>	<b>(89,826.37)</b>	<b>10,050.00</b>	<b>(99,876.37)</b>	<b>(21,260.33)</b>	<b>170,600.00</b>	<b>(191,860.33)</b>	<b>170,600.00</b>	<b>191,860.33</b>