

Balance Sheet Report

Lanai Condos

Operating

As of April 30, 2024

	Balance Apr 30, 2024	Balance Mar 31, 2024	Change
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	213,350.45	186,270.48	27,079.97
1220 - Petty Cash	138.17	304.80	(166.63)
1650 - Due (To)/From Reserves	(177,905.11)	(174,854.67)	(3,050.44)
Total Operating Funds	35,583.51	11,720.61	23,862.90
Accounts Receivable			
1500 - Residential Assessments Receivable	2,594.91	11,825.14	(9,230.23)
Total Accounts Receivable	2,594.91	11,825.14	(9,230.23)
Prepaid Expenses			
1600 - Prepaid Insurance	109,500.07	123,187.58	(13,687.51)
1640 - Other Prepaid Expenses	1,422.99	0.00	1,422.99
Total Prepaid Expenses	110,923.06	123,187.58	(12,264.52)
Other Current Assets			
1799 - Clearing Account	1,600.00	1,600.00	0.00
Total Other Current Assets	1,600.00	1,600.00	0.00
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	150,701.48	148,333.33	2,368.15

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As of April 30, 2024

	<u>Balance Apr 30, 2024</u>	<u>Balance Mar 31, 2024</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	0.00	335.61	(335.61)
2015 - Returned Check Fee Payable	20.00	40.00	(20.00)
2025 - Transfer Fee Payable	250.00	250.00	0.00
Total Accounts Payable	270.00	625.61	(355.61)
Accrued Expenses			
2395 - Other Accrued Expenses	30,013.05	39,435.77	(9,422.72)
Total Accrued Expenses	30,013.05	39,435.77	(9,422.72)
Deposits Held			
2510 - Key Deposit	50.00	50.00	0.00
Total Deposits Held	50.00	50.00	0.00
Prepaid Assessments			
2550 - Prepaid Assessments	18,349.75	21,225.34	(2,875.59)
Total Prepaid Assessments	18,349.75	21,225.34	(2,875.59)
Total Liabilities	48,682.80	61,336.72	(12,653.92)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	71,477.34	71,477.34	0.00

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As of April 30, 2024

	<u>Balance</u> <u>Apr 30, 2024</u>	<u>Balance</u> <u>Mar 31, 2024</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners Equity			
3100 - Working Capital	10,100.00	10,100.00	0.00
Total Owners Equity	81,577.34	81,577.34	0.00
Total Owners' Equity	81,577.34	81,577.34	0.00
Operating Income / (Loss)	20,441.34	5,419.27	15,022.07
Total Liabilities and Owner Equity	150,701.48	148,333.33	2,368.15

Balance Sheet Report
Lanai Condos
Reserves

As of April 30, 2024

	<u>Balance Apr 30, 2024</u>	<u>Balance Mar 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	199,621.94	184,951.20	14,670.74
1335 - AAB RSRV #8187	90,913.73	90,764.94	148.79
1651 - Due (To)/From Operating	177,905.11	174,854.67	3,050.44
Total Reserve Funds	468,440.78	450,570.81	17,869.97
Total Assets	468,440.78	450,570.81	17,869.97
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	396,996.96	396,996.96	0.00
Total Owners Equity	396,996.96	396,996.96	0.00
Total Owners' Equity	396,996.96	396,996.96	0.00
Reserves Income / (Loss)	71,443.82	53,573.85	17,869.97
Total Liabilities and Owner Equity	468,440.78	450,570.81	17,869.97

Income Statement Report

Lanai Condos

Operating

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	69,270.11	69,286.00	(15.89)	277,080.44	277,147.00	(66.56)	831,442.00	554,361.56
Total Assessment Income	69,270.11	69,286.00	(15.89)	277,080.44	277,147.00	(66.56)	831,442.00	554,361.56
User Fee Income								
4075 - Parking Fees	300.00	250.00	50.00	1,200.00	1,000.00	200.00	3,000.00	1,800.00
4220 - Gate & Access Fees	50.00	0.00	50.00	300.00	0.00	300.00	0.00	(300.00)
4225 - Key Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
4235 - Laundry Fees	763.75	667.00	96.75	2,711.50	2,667.00	44.50	8,000.00	5,288.50
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	146.00	0.00	146.00	0.00	(146.00)
4400 - Room Rental Fees	25.00	0.00	25.00	125.00	0.00	125.00	0.00	(125.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	6,400.00	6,400.00	0.00	19,200.00	12,800.00
4410 - Storage Rental Fees	145.00	167.00	(22.00)	590.00	667.00	(77.00)	2,000.00	1,410.00
4720 - Legal Reimbursements	1,975.00	0.00	1,975.00	1,975.00	0.00	1,975.00	0.00	(1,975.00)
4805 - Compliance Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
Total User Fee Income	4,858.75	2,684.00	2,174.75	14,047.50	10,734.00	3,313.50	32,200.00	18,152.50
Investment Income								
4900 - Interest Earned - Operating Accounts	4.09	0.00	4.09	14.23	0.00	14.23	0.00	(14.23)
Total Investment Income	4.09	0.00	4.09	14.23	0.00	14.23	0.00	(14.23)
Total Operating Income	74,132.95	71,970.00	2,162.95	291,142.17	287,881.00	3,261.17	863,642.00	572,499.83
<u>Expense</u>								
Administrative								
5015 - Bank Charges	20.00	8.00	12.00	50.00	33.00	17.00	100.00	50.00
5090 - Office Supplies	447.71	275.00	172.71	599.90	1,100.00	(500.10)	3,300.00	2,700.10
Total Administrative	467.71	283.00	184.71	649.90	1,133.00	(483.10)	3,400.00	2,750.10

Income Statement Report

Lanai Condos

Operating

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Communications								
5200 - Community Events	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
5210 - Printing & Copying	157.78	167.00	(9.22)	184.54	667.00	(482.46)	2,000.00	1,815.46
5215 - Postage	51.93	83.00	(31.07)	60.51	333.00	(272.49)	1,000.00	939.49
Total Communications	209.71	292.00	(82.29)	245.05	1,167.00	(921.95)	3,500.00	3,254.95
Onsite Services								
5300 - On Site Manager	1,879.38	800.00	1,079.38	3,920.90	3,200.00	720.90	9,600.00	5,679.10
Total Onsite Services	1,879.38	800.00	1,079.38	3,920.90	3,200.00	720.90	9,600.00	5,679.10
Insurance								
5400 - Insurance Premiums	13,687.51	10,917.00	2,770.51	54,750.04	43,667.00	11,083.04	131,000.00	76,249.96
Total Insurance	13,687.51	10,917.00	2,770.51	54,750.04	43,667.00	11,083.04	131,000.00	76,249.96
Utilities								
6000 - Electric Service	1,400.00	3,500.00	(2,100.00)	5,635.91	14,000.00	(8,364.09)	42,000.00	36,364.09
6005 - Gas Service	5,000.00	4,083.00	917.00	17,603.27	16,333.00	1,270.27	49,000.00	31,396.73
6025 - Water Service	2,458.67	2,500.00	(41.33)	8,952.05	10,000.00	(1,047.95)	30,000.00	21,047.95
6035 - Trash and Recycling Service	835.00	833.00	2.00	3,340.00	3,333.00	7.00	10,000.00	6,660.00
6045 - Cable Service	4,325.53	4,375.00	(49.47)	17,672.98	17,500.00	172.98	52,500.00	34,827.02
6050 - Telephone Service	574.87	667.00	(92.13)	1,931.44	2,667.00	(735.56)	8,000.00	6,068.56
6070 - Storm Drain	2,157.40	0.00	2,157.40	2,157.40	0.00	2,157.40	4,000.00	1,842.60
Total Utilities	16,751.47	15,958.00	793.47	57,293.05	63,833.00	(6,539.95)	195,500.00	138,206.95
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	292.00	(292.00)	460.00	1,167.00	(707.00)	3,500.00	3,040.00
Total Landscaping	0.00	292.00	(292.00)	460.00	1,167.00	(707.00)	3,500.00	3,040.00
Operations								
6300 - Permits & Licenses	0.00	125.00	(125.00)	818.85	500.00	318.85	1,500.00	681.15
Total Operations	0.00	125.00	(125.00)	818.85	500.00	318.85	1,500.00	681.15

Income Statement Report

Lanai Condos

Operating

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted Services								
6408 - Elevator Services	711.49	708.00	3.49	2,763.88	2,833.00	(69.12)	8,500.00	5,736.12
6424 - HVAC Services	0.00	0.00	0.00	844.62	3,125.00	(2,280.38)	12,500.00	11,655.38
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	11,784.00	11,800.00	(16.00)	35,400.00	23,616.00
6432 - Maintenance Services	0.00	6,667.00	(6,667.00)	19,167.95	26,667.00	(7,499.05)	80,000.00	60,832.05
6434 - Pest Control	250.00	250.00	0.00	1,000.00	1,000.00	0.00	3,000.00	2,000.00
6442 - Snow Removal Services	0.00	1,000.00	(1,000.00)	5,445.50	4,000.00	1,445.50	8,000.00	2,554.50
Total Contracted Services	3,907.49	11,575.00	(7,667.51)	41,005.95	49,425.00	(8,419.05)	147,400.00	106,394.05
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	190.00	5,000.00	(4,810.00)	7,348.70	20,000.00	(12,651.30)	60,000.00	52,651.30
6515 - Building Repair & Maintenance	1,838.86	1,250.00	588.86	14,334.07	5,000.00	9,334.07	15,000.00	665.93
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	9,375.57	1,333.00	8,042.57	4,000.00	(5,375.57)
6565 - Fire System Repair & Maintenance	108.75	300.00	(191.25)	660.75	1,200.00	(539.25)	3,600.00	2,939.25
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
6635 - Janitorial Supplies & Maintenance	0.00	62.00	(62.00)	0.00	250.00	(250.00)	750.00	750.00
6695 - Plumbing Supplies/Repair & Maintena	0.00	2,083.00	(2,083.00)	0.00	8,333.00	(8,333.00)	25,000.00	25,000.00
6700 - Pool Supplies/Repair & Maintenance	0.00	667.00	(667.00)	0.00	2,667.00	(2,667.00)	8,000.00	8,000.00
Total Repair & Maintenance	2,137.61	9,945.00	(7,807.39)	31,719.09	39,783.00	(8,063.91)	119,350.00	87,630.91
Professional Services								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	0.00	1,100.00	(1,100.00)	3,300.00	3,300.00
7020 - Legal Services	0.00	625.00	(625.00)	665.00	2,500.00	(1,835.00)	7,500.00	6,835.00
7040 - Management Fees	2,360.00	2,500.00	(140.00)	9,440.00	10,000.00	(560.00)	30,000.00	20,560.00
Total Professional Services	2,360.00	3,400.00	(1,040.00)	10,105.00	13,600.00	(3,495.00)	40,800.00	30,695.00
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	358.00	0.00	358.00	358.00	0.00	358.00	0.00	(358.00)
8890 - Reimbursable Compliance Remediat	11.00	0.00	11.00	11.00	0.00	11.00	0.00	(11.00)
Total Reimbursable Expenses	369.00	0.00	369.00	369.00	0.00	369.00	0.00	(369.00)

Income Statement Report Lanai Condos Operating

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9105 - Reserve Contribution Expense	17,341.00	17,341.00	0.00	69,364.00	69,364.00	0.00	208,092.00	138,728.00
Total Other Expenses	17,341.00	17,341.00	0.00	69,364.00	69,364.00	0.00	208,092.00	138,728.00
Total Operating Expense	59,110.88	70,928.00	(11,817.12)	270,700.83	286,839.00	(16,138.17)	863,642.00	592,941.17
Total Operating Income / (Loss)	15,022.07	1,042.00	13,980.07	20,441.34	1,042.00	19,399.34	0.00	(20,441.34)

Income Statement Report Lanai Condos Reserves

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	17,341.00	17,341.00	0.00	69,364.00	69,364.00	0.00	208,092.00	138,728.00
4910 - Interest Earned - Reserve Accounts	528.97	0.00	528.97	2,079.82	0.00	2,079.82	0.00	(2,079.82)
Total Investment Income	17,869.97	17,341.00	528.97	71,443.82	69,364.00	2,079.82	208,092.00	136,648.18
Total Reserves Income	17,869.97	17,341.00	528.97	71,443.82	69,364.00	2,079.82	208,092.00	136,648.18
Total Reserves Income / (Loss)	17,869.97	17,341.00	528.97	71,443.82	69,364.00	2,079.82	208,092.00	136,648.18
Total Association Net Income / (Loss)	32,892.04	18,383.00	14,509.04	91,885.16	70,406.00	21,479.16	208,092.00	116,206.84