

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

As of June 30, 2024

	<u>Balance Jun 30, 2024</u>	<u>Balance May 31, 2024</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	202,078.69	218,361.58	(16,282.89)
1220 - Petty Cash	(140.02)	31.43	(171.45)
1650 - Due (To)/From Reserves	(160,564.11)	(160,564.11)	0.00
<b>Total Operating Funds</b>	<b>41,374.56</b>	<b>57,828.90</b>	<b>(16,454.34)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	5,038.18	1,265.69	3,772.49
<b>Total Accounts Receivable</b>	<b>5,038.18</b>	<b>1,265.69</b>	<b>3,772.49</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	82,125.05	95,812.56	(13,687.51)
1640 - Other Prepaid Expenses	0.00	711.50	(711.50)
<b>Total Prepaid Expenses</b>	<b>82,125.05</b>	<b>96,524.06</b>	<b>(14,399.01)</b>
<b>Other Current Assets</b>			
1799 - Clearing Account	0.00	1,600.00	(1,600.00)
<b>Total Other Current Assets</b>	<b>0.00</b>	<b>1,600.00</b>	<b>(1,600.00)</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>128,537.79</b>	<b>157,218.65</b>	<b>(28,680.86)</b>

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

As of June 30, 2024

	<u>Balance Jun 30, 2024</u>	<u>Balance May 31, 2024</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	60.00	40.00	20.00
2025 - Transfer Fee Payable	250.00	250.00	0.00
<b>Total Accounts Payable</b>	<b>310.00</b>	<b>290.00</b>	<b>20.00</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	31,468.60	31,723.68	(255.08)
2400 - Accrued On Site Services	452.00	454.56	(2.56)
<b>Total Accrued Expenses</b>	<b>31,920.60</b>	<b>32,178.24</b>	<b>(257.64)</b>
<b>Deposits Held</b>			
2510 - Key Deposit	50.00	50.00	0.00
<b>Total Deposits Held</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	10,776.48	20,318.12	(9,541.64)
<b>Total Prepaid Assessments</b>	<b>10,776.48</b>	<b>20,318.12</b>	<b>(9,541.64)</b>
<b>Total Liabilities</b>	<b>43,057.08</b>	<b>52,836.36</b>	<b>(9,779.28)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	71,477.34	71,477.34	0.00

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

As of June 30, 2024

	<u>Balance Jun 30, 2024</u>	<u>Balance May 31, 2024</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>81,577.34</u>	<u>81,577.34</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>81,577.34</u>	<u>81,577.34</u>	<u>0.00</u>
<b>Operating Income / (Loss)</b>	<u>3,903.37</u>	<u>22,804.95</u>	<u>(18,901.58)</u>
<b>Total Liabilities and Owner Equity</b>	<u><u>128,537.79</u></u>	<u><u>157,218.65</u></u>	<u><u>(28,680.86)</u></u>

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

As of June 30, 2024

	<u>Balance Jun 30, 2024</u>	<u>Balance May 31, 2024</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	252,550.80	234,728.26	17,822.54
1335 - AAB RSRV #8187	91,217.03	91,067.74	149.29
1651 - Due (To)/From Operating	160,564.11	160,564.11	0.00
<b>Total Reserve Funds</b>	<b>504,331.94</b>	<b>486,360.11</b>	<b>17,971.83</b>
<b>Total Assets</b>	<b>504,331.94</b>	<b>486,360.11</b>	<b>17,971.83</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	396,996.96	396,996.96	0.00
<b>Total Owners Equity</b>	<b>396,996.96</b>	<b>396,996.96</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>396,996.96</b>	<b>396,996.96</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>107,334.98</b>	<b>89,363.15</b>	<b>17,971.83</b>
<b>Total Liabilities and Owner Equity</b>	<b>504,331.94</b>	<b>486,360.11</b>	<b>17,971.83</b>

# Income Statement Report

## Lanai Condos

### Operating

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	69,270.11	69,287.00	(16.89)	415,620.66	415,721.00	(100.34)	831,442.00	415,821.34
<b>Total Assessment Income</b>	<b>69,270.11</b>	<b>69,287.00</b>	<b>(16.89)</b>	<b>415,620.66</b>	<b>415,721.00</b>	<b>(100.34)</b>	<b>831,442.00</b>	<b>415,821.34</b>
<b>User Fee Income</b>								
4075 - Parking Fees	250.00	250.00	0.00	1,750.00	1,500.00	250.00	3,000.00	1,250.00
4220 - Gate & Access Fees	50.00	0.00	50.00	350.00	0.00	350.00	0.00	(350.00)
4225 - Key Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
4235 - Laundry Fees	671.00	667.00	4.00	4,052.25	4,000.00	52.25	8,000.00	3,947.75
4240 - Move-In & Out Fees	0.00	0.00	0.00	700.00	0.00	700.00	0.00	(700.00)
4248 - Administrative Fees	0.00	0.00	0.00	146.00	0.00	146.00	0.00	(146.00)
4400 - Room Rental Fees	50.00	0.00	50.00	225.00	0.00	225.00	0.00	(225.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	9,650.00	9,600.00	50.00	19,200.00	9,550.00
4410 - Storage Rental Fees	145.00	167.00	(22.00)	880.00	1,000.00	(120.00)	2,000.00	1,120.00
4720 - Legal Reimbursements	0.00	0.00	0.00	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)
<b>Total User Fee Income</b>	<b>2,766.00</b>	<b>2,684.00</b>	<b>82.00</b>	<b>19,803.25</b>	<b>16,100.00</b>	<b>3,703.25</b>	<b>32,200.00</b>	<b>12,396.75</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	4.41	0.00	4.41	23.65	0.00	23.65	0.00	(23.65)
<b>Total Investment Income</b>	<b>4.41</b>	<b>0.00</b>	<b>4.41</b>	<b>23.65</b>	<b>0.00</b>	<b>23.65</b>	<b>0.00</b>	<b>(23.65)</b>
<b>Total Operating Income</b>	<b>72,040.52</b>	<b>71,971.00</b>	<b>69.52</b>	<b>435,447.56</b>	<b>431,821.00</b>	<b>3,626.56</b>	<b>863,642.00</b>	<b>428,194.44</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	5.00	0.00	5.00	5.00	0.00	5.00	0.00	(5.00)
5015 - Bank Charges	80.00	8.00	72.00	140.00	50.00	90.00	100.00	(40.00)
5090 - Office Supplies	120.89	275.00	(154.11)	843.33	1,650.00	(806.67)	3,300.00	2,456.67

# Income Statement Report

## Lanai Condos

### Operating

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Administrative</b>								
5195 - Other Administrative Services	3.50	0.00	3.50	4.25	0.00	4.25	0.00	(4.25)
<b>Total Administrative</b>	<b>209.39</b>	<b>283.00</b>	<b>(73.61)</b>	<b>992.58</b>	<b>1,700.00</b>	<b>(707.42)</b>	<b>3,400.00</b>	<b>2,407.42</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	0.00	250.00	(250.00)	500.00	500.00
5210 - Printing & Copying	51.92	167.00	(115.08)	306.72	1,000.00	(693.28)	2,000.00	1,693.28
5215 - Postage	15.20	83.00	(67.80)	86.63	500.00	(413.37)	1,000.00	913.37
<b>Total Communications</b>	<b>67.12</b>	<b>292.00</b>	<b>(224.88)</b>	<b>393.35</b>	<b>1,750.00</b>	<b>(1,356.65)</b>	<b>3,500.00</b>	<b>3,106.65</b>
<b>Onsite Services</b>								
5300 - On Site Manager	909.84	800.00	109.84	6,116.21	4,800.00	1,316.21	9,600.00	3,483.79
<b>Total Onsite Services</b>	<b>909.84</b>	<b>800.00</b>	<b>109.84</b>	<b>6,116.21</b>	<b>4,800.00</b>	<b>1,316.21</b>	<b>9,600.00</b>	<b>3,483.79</b>
<b>Insurance</b>								
5400 - Insurance Premiums	13,687.51	10,917.00	2,770.51	82,125.06	65,500.00	16,625.06	131,000.00	48,874.94
<b>Total Insurance</b>	<b>13,687.51</b>	<b>10,917.00</b>	<b>2,770.51</b>	<b>82,125.06</b>	<b>65,500.00</b>	<b>16,625.06</b>	<b>131,000.00</b>	<b>48,874.94</b>
<b>Utilities</b>								
6000 - Electric Service	1,433.44	3,500.00	(2,066.56)	8,377.09	21,000.00	(12,622.91)	42,000.00	33,622.91
6005 - Gas Service	4,692.36	4,083.00	609.36	27,295.63	24,500.00	2,795.63	49,000.00	21,704.37
6025 - Water Service	2,662.25	2,500.00	162.25	14,199.88	15,000.00	(800.12)	30,000.00	15,800.12
6035 - Trash and Recycling Service	835.00	833.00	2.00	5,010.00	5,000.00	10.00	10,000.00	4,990.00
6045 - Cable Service	4,325.53	4,375.00	(49.47)	26,324.04	26,250.00	74.04	52,500.00	26,175.96
6050 - Telephone Service	370.28	667.00	(296.72)	2,876.59	4,000.00	(1,123.41)	8,000.00	5,123.41
6070 - Storm Drain	0.00	0.00	0.00	2,157.40	0.00	2,157.40	4,000.00	1,842.60
<b>Total Utilities</b>	<b>14,318.86</b>	<b>15,958.00</b>	<b>(1,639.14)</b>	<b>86,240.63</b>	<b>95,750.00</b>	<b>(9,509.37)</b>	<b>195,500.00</b>	<b>109,259.37</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	292.00	(292.00)	460.00	1,750.00	(1,290.00)	3,500.00	3,040.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>292.00</b>	<b>(292.00)</b>	<b>460.00</b>	<b>1,750.00</b>	<b>(1,290.00)</b>	<b>3,500.00</b>	<b>3,040.00</b>

# Income Statement Report

## Lanai Condos

### Operating

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Operations</b>								
6300 - Permits & Licenses	0.00	125.00	(125.00)	1,058.85	750.00	308.85	1,500.00	441.15
<b>Total Operations</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>1,058.85</b>	<b>750.00</b>	<b>308.85</b>	<b>1,500.00</b>	<b>441.15</b>
<b>Contracted Services</b>								
6408 - Elevator Services	711.50	708.00	3.50	4,186.87	4,250.00	(63.13)	8,500.00	4,313.13
6424 - HVAC Services	122.31	3,125.00	(3,002.69)	966.93	6,250.00	(5,283.07)	12,500.00	11,533.07
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	17,676.00	17,700.00	(24.00)	35,400.00	17,724.00
6432 - Maintenance Services	19,358.86	6,667.00	12,691.86	38,526.81	40,000.00	(1,473.19)	80,000.00	41,473.19
6434 - Pest Control	150.00	250.00	(100.00)	1,250.00	1,500.00	(250.00)	3,000.00	1,750.00
6442 - Snow Removal Services	0.00	0.00	0.00	5,445.50	5,000.00	445.50	8,000.00	2,554.50
<b>Total Contracted Services</b>	<b>23,288.67</b>	<b>13,700.00</b>	<b>9,588.67</b>	<b>68,052.11</b>	<b>74,700.00</b>	<b>(6,647.89)</b>	<b>147,400.00</b>	<b>79,347.89</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	13,805.00	5,000.00	8,805.00	21,153.70	30,000.00	(8,846.30)	60,000.00	38,846.30
6515 - Building Repair & Maintenance	1,736.05	1,250.00	486.05	22,800.15	7,500.00	15,300.15	15,000.00	(7,800.15)
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	18,751.14	2,000.00	16,751.14	4,000.00	(14,751.14)
6565 - Fire System Repair & Maintenance	0.00	300.00	(300.00)	660.75	1,800.00	(1,139.25)	3,600.00	2,939.25
6575 - Flooring/Carpet Supply/Rpr & Maint	2,515.66	250.00	2,265.66	2,515.66	1,500.00	1,015.66	3,000.00	484.34
6635 - Janitorial Supplies & Maintenance	0.00	62.00	(62.00)	0.00	375.00	(375.00)	750.00	750.00
6695 - Plumbing Supplies/Repair & Maintena	322.00	2,083.00	(1,761.00)	537.00	12,500.00	(11,963.00)	25,000.00	24,463.00
6700 - Pool Supplies/Repair & Maintenance	0.00	667.00	(667.00)	0.00	4,000.00	(4,000.00)	8,000.00	8,000.00
<b>Total Repair &amp; Maintenance</b>	<b>18,378.71</b>	<b>9,945.00</b>	<b>8,433.71</b>	<b>66,418.40</b>	<b>59,675.00</b>	<b>6,743.40</b>	<b>119,350.00</b>	<b>52,931.60</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	0.00	1,650.00	(1,650.00)	3,300.00	3,300.00
7020 - Legal Services	0.00	625.00	(625.00)	665.00	3,750.00	(3,085.00)	7,500.00	6,835.00
7040 - Management Fees	2,640.00	2,500.00	140.00	14,440.00	15,000.00	(560.00)	30,000.00	15,560.00
<b>Total Professional Services</b>	<b>2,640.00</b>	<b>3,400.00</b>	<b>(760.00)</b>	<b>15,105.00</b>	<b>20,400.00</b>	<b>(5,295.00)</b>	<b>40,800.00</b>	<b>25,695.00</b>

# Income Statement Report

## Lanai Condos

### Operating

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	90.00	0.00	90.00	514.00	0.00	514.00	0.00	(514.00)
8890 - Reimbursable Compliance Remediat	11.00	0.00	11.00	22.00	0.00	22.00	0.00	(22.00)
<b>Total Reimbursable Expenses</b>	<b>101.00</b>	<b>0.00</b>	<b>101.00</b>	<b>536.00</b>	<b>0.00</b>	<b>536.00</b>	<b>0.00</b>	<b>(536.00)</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	17,341.00	17,341.00	0.00	104,046.00	104,046.00	0.00	208,092.00	104,046.00
<b>Total Other Expenses</b>	<b>17,341.00</b>	<b>17,341.00</b>	<b>0.00</b>	<b>104,046.00</b>	<b>104,046.00</b>	<b>0.00</b>	<b>208,092.00</b>	<b>104,046.00</b>
<b>Total Operating Expense</b>	<b>90,942.10</b>	<b>73,053.00</b>	<b>17,889.10</b>	<b>431,544.19</b>	<b>430,821.00</b>	<b>723.19</b>	<b>863,642.00</b>	<b>432,097.81</b>
<b>Total Operating Income / (Loss)</b>	<b>(18,901.58)</b>	<b>(1,082.00)</b>	<b>(17,819.58)</b>	<b>3,903.37</b>	<b>1,000.00</b>	<b>2,903.37</b>	<b>0.00</b>	<b>(3,903.37)</b>



# Income Statement Report Lanai Condos Reserves

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	17,341.00	17,341.00	0.00	104,046.00	104,046.00	0.00	208,092.00	104,046.00
4910 - Interest Earned - Reserve Accounts	630.83	0.00	630.83	3,288.98	0.00	3,288.98	0.00	(3,288.98)
<b>Total Investment Income</b>	<b>17,971.83</b>	<b>17,341.00</b>	<b>630.83</b>	<b>107,334.98</b>	<b>104,046.00</b>	<b>3,288.98</b>	<b>208,092.00</b>	<b>100,757.02</b>
<b>Total Reserves Income</b>	<b>17,971.83</b>	<b>17,341.00</b>	<b>630.83</b>	<b>107,334.98</b>	<b>104,046.00</b>	<b>3,288.98</b>	<b>208,092.00</b>	<b>100,757.02</b>
<b>Total Reserves Income / (Loss)</b>	<b>17,971.83</b>	<b>17,341.00</b>	<b>630.83</b>	<b>107,334.98</b>	<b>104,046.00</b>	<b>3,288.98</b>	<b>208,092.00</b>	<b>100,757.02</b>
<b>Total Association Net Income / (Loss)</b>	<b>(929.75)</b>	<b>16,259.00</b>	<b>(17,188.75)</b>	<b>111,238.35</b>	<b>105,046.00</b>	<b>6,192.35</b>	<b>208,092.00</b>	<b>96,853.65</b>