

Balance Sheet Report
Lanai Condos
Operating

As of November 30, 2024

	<u>Balance Nov 30, 2024</u>	<u>Balance Oct 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	77,568.99	109,253.28	(31,684.29)
1220 - Petty Cash	(140.02)	(140.02)	0.00
1650 - Due (To)/From Reserves	(35,243.88)	(88,952.55)	53,708.67
Total Operating Funds	42,185.09	20,160.71	22,024.38
Accounts Receivable			
1500 - Residential Assessments Receivable	6,845.50	7,465.90	(620.40)
Total Accounts Receivable	6,845.50	7,465.90	(620.40)
Prepaid Expenses			
1600 - Prepaid Insurance	13,687.50	27,375.01	(13,687.51)
Total Prepaid Expenses	13,687.50	27,375.01	(13,687.51)
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	62,718.09	55,001.62	7,716.47
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	0.00	40.00	(40.00)
2025 - Transfer Fee Payable	(750.00)	(500.00)	(250.00)
2050 - Resident Refunds	894.10	0.00	894.10
Total Accounts Payable	144.10	(460.00)	604.10

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<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	30,943.38	26,209.01	4,734.37
2400 - Accrued On Site Services	(105.00)	0.00	(105.00)
Total Accrued Expenses	30,838.38	26,209.01	4,629.37
Prepaid Assessments			
2550 - Prepaid Assessments	15,044.26	16,193.98	(1,149.72)
Total Prepaid Assessments	15,044.26	16,193.98	(1,149.72)
Total Liabilities	46,026.74	41,942.99	4,083.75
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	71,477.34	71,477.34	0.00
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)	(64,885.99)	(68,518.71)	3,632.72
Total Liabilities and Owner Equity	62,718.09	55,001.62	7,716.47

Balance Sheet Report
Lanai Condos
Reserves

As of November 30, 2024

	<u>Balance Nov 30, 2024</u>	<u>Balance Oct 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	341,133.60	323,504.77	17,628.83
1335 - AAB RSRV #8187	217,783.51	163,790.04	53,993.47
1651 - Due (To)/From Operating	35,243.88	88,952.55	(53,708.67)
Total Reserve Funds	594,160.99	576,247.36	17,913.63
Total Assets	594,160.99	576,247.36	17,913.63
<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)	197,164.03	179,250.40	17,913.63
Total Liabilities and Owner Equity	594,160.99	576,247.36	17,913.63

Income Statement Report

Lanai Condos

Operating

November 01, 2024 thru November 30, 2024

	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	69,270.11	69,287.00	(16.89)	761,971.21	762,155.00	(183.79)	831,442.00	69,470.79
Total Assessment Income	69,270.11	69,287.00	(16.89)	761,971.21	762,155.00	(183.79)	831,442.00	69,470.79
User Fee Income								
4075 - Parking Fees	200.00	250.00	(50.00)	2,750.00	2,750.00	0.00	3,000.00	250.00
4220 - Gate & Access Fees	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
4225 - Key Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
4235 - Laundry Fees	716.00	666.00	50.00	7,340.00	7,333.00	7.00	8,000.00	660.00
4240 - Move-In & Out Fees	0.00	0.00	0.00	875.00	0.00	875.00	0.00	(875.00)
4248 - Administrative Fees	0.00	0.00	0.00	201.00	0.00	201.00	0.00	(201.00)
4400 - Room Rental Fees	0.00	0.00	0.00	625.00	0.00	625.00	0.00	(625.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	17,700.00	17,600.00	100.00	19,200.00	1,500.00
4410 - Storage Rental Fees	145.00	166.00	(21.00)	1,605.00	1,833.00	(228.00)	2,000.00	395.00
4720 - Legal Reimbursements	0.00	0.00	0.00	1,975.00	0.00	1,975.00	0.00	(1,975.00)
Total User Fee Income	2,661.00	2,682.00	(21.00)	33,671.00	29,516.00	4,155.00	32,200.00	(1,471.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	1.87	0.00	1.87	36.31	0.00	36.31	0.00	(36.31)
Total Investment Income	1.87	0.00	1.87	36.31	0.00	36.31	0.00	(36.31)
Total Operating Income	71,932.98	71,969.00	(36.02)	795,678.52	791,671.00	4,007.52	863,642.00	67,963.48
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
5015 - Bank Charges	0.00	9.00	(9.00)	280.02	92.00	188.02	100.00	(180.02)
5090 - Office Supplies	11.44	275.00	(263.56)	1,101.95	3,025.00	(1,923.05)	3,300.00	2,198.05
5115 - Web Site Maintenance	0.00	0.00	0.00	99.93	0.00	99.93	0.00	(99.93)

Income Statement Report

Lanai Condos

Operating

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Administrative								
5195 - Other Administrative Services	1.75	0.00	1.75	377.11	0.00	377.11	0.00	(377.11)
Total Administrative	13.19	284.00	(270.81)	1,884.01	3,117.00	(1,232.99)	3,400.00	1,515.99
Communications								
5200 - Community Events	0.00	41.00	(41.00)	0.00	458.00	(458.00)	500.00	500.00
5210 - Printing & Copying	56.08	166.00	(109.92)	875.74	1,833.00	(957.26)	2,000.00	1,124.26
5215 - Postage	16.06	84.00	(67.94)	297.90	917.00	(619.10)	1,000.00	702.10
Total Communications	72.14	291.00	(218.86)	1,173.64	3,208.00	(2,034.36)	3,500.00	2,326.36
Onsite Services								
5300 - On Site Manager	602.47	800.00	(197.53)	9,618.40	8,800.00	818.40	9,600.00	(18.40)
Total Onsite Services	602.47	800.00	(197.53)	9,618.40	8,800.00	818.40	9,600.00	(18.40)
Insurance								
5400 - Insurance Premiums	13,687.51	10,916.00	2,771.51	150,562.61	120,083.00	30,479.61	131,000.00	(19,562.61)
Total Insurance	13,687.51	10,916.00	2,771.51	150,562.61	120,083.00	30,479.61	131,000.00	(19,562.61)
Utilities								
6000 - Electric Service	4,800.81	3,500.00	1,300.81	40,622.63	38,500.00	2,122.63	42,000.00	1,377.37
6005 - Gas Service	1,958.16	4,084.00	(2,125.84)	31,176.87	44,917.00	(13,740.13)	49,000.00	17,823.13
6025 - Water Service	2,594.60	2,500.00	94.60	28,142.53	27,500.00	642.53	30,000.00	1,857.47
6035 - Trash and Recycling Service	835.00	834.00	1.00	9,245.00	9,167.00	78.00	10,000.00	755.00
6045 - Cable Service	4,325.53	4,375.00	(49.47)	48,257.09	48,125.00	132.09	52,500.00	4,242.91
6050 - Telephone Service	205.45	666.00	(460.55)	5,895.92	7,333.00	(1,437.08)	8,000.00	2,104.08
6070 - Storm Drain	0.00	0.00	0.00	4,314.80	0.00	4,314.80	4,000.00	(314.80)
Total Utilities	14,719.55	15,959.00	(1,239.45)	167,654.84	175,542.00	(7,887.16)	195,500.00	27,845.16
Landscaping								
6110 - Landscape Repair & Maintenance	660.00	291.00	369.00	15,058.91	3,208.00	11,850.91	3,500.00	(11,558.91)
Total Landscaping	660.00	291.00	369.00	15,058.91	3,208.00	11,850.91	3,500.00	(11,558.91)

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Operating

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	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Operations								
6300 - Permits & Licenses	0.00	125.00	(125.00)	4,458.85	1,375.00	3,083.85	1,500.00	(2,958.85)
Total Operations	0.00	125.00	(125.00)	4,458.85	1,375.00	3,083.85	1,500.00	(2,958.85)
Contracted Services								
6408 - Elevator Services	0.00	709.00	(709.00)	4,186.87	7,792.00	(3,605.13)	8,500.00	4,313.13
6424 - HVAC Services	0.00	0.00	0.00	966.93	9,375.00	(8,408.07)	12,500.00	11,533.07
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	32,406.00	32,450.00	(44.00)	35,400.00	2,994.00
6432 - Maintenance Services	6,272.35	6,666.00	(393.65)	71,207.14	73,333.00	(2,125.86)	80,000.00	8,792.86
6434 - Pest Control	250.00	250.00	0.00	2,650.00	2,750.00	(100.00)	3,000.00	350.00
6442 - Snow Removal Services	881.00	1,000.00	(119.00)	6,326.50	7,000.00	(673.50)	8,000.00	1,673.50
Total Contracted Services	10,349.35	11,575.00	(1,225.65)	117,743.44	132,700.00	(14,956.56)	147,400.00	29,656.56
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	0.00	5,000.00	(5,000.00)	79,267.44	55,000.00	24,267.44	60,000.00	(19,267.44)
6515 - Building Repair & Maintenance	2,800.00	1,250.00	1,550.00	53,459.84	13,750.00	39,709.84	15,000.00	(38,459.84)
6550 - Elevator Repair & Maintenance	0.00	334.00	(334.00)	19,750.54	3,667.00	16,083.54	4,000.00	(15,750.54)
6565 - Fire System Repair & Maintenance	3,475.05	300.00	3,175.05	8,985.85	3,300.00	5,685.85	3,600.00	(5,385.85)
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	250.00	(250.00)	3,043.66	2,750.00	293.66	3,000.00	(43.66)
6635 - Janitorial Supplies & Maintenance	0.00	63.00	(63.00)	88.98	688.00	(599.02)	750.00	661.02
6695 - Plumbing Supplies/Repair & Maintena	1,322.00	2,084.00	(762.00)	2,828.50	22,917.00	(20,088.50)	25,000.00	22,171.50
6700 - Pool Supplies/Repair & Maintenance	0.00	666.00	(666.00)	0.00	7,333.00	(7,333.00)	8,000.00	8,000.00
Total Repair & Maintenance	7,597.05	9,947.00	(2,349.95)	167,424.81	109,405.00	58,019.81	119,350.00	(48,074.81)
Professional Services								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	3,300.00	3,025.00	275.00	3,300.00	0.00
7020 - Legal Services	455.00	625.00	(170.00)	2,170.00	6,875.00	(4,705.00)	7,500.00	5,330.00
7040 - Management Fees	2,640.00	2,500.00	140.00	27,640.00	27,500.00	140.00	30,000.00	2,360.00
7095 - Other Professional Fees	85.00	0.00	85.00	170.00	0.00	170.00	0.00	(170.00)
Total Professional Services	3,180.00	3,400.00	(220.00)	33,280.00	37,400.00	(4,120.00)	40,800.00	7,520.00

Income Statement Report

Lanai Condos

Operating

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	78.00	0.00	78.00	910.00	0.00	910.00	0.00	(910.00)
8890 - Reimbursable Compliance Remediation	0.00	0.00	0.00	44.00	0.00	44.00	0.00	(44.00)
Total Reimbursable Expenses	78.00	0.00	78.00	954.00	0.00	954.00	0.00	(954.00)
Other Expenses								
9105 - Reserve Contribution Expense	17,341.00	17,341.00	0.00	190,751.00	190,751.00	0.00	208,092.00	17,341.00
Total Other Expenses	17,341.00	17,341.00	0.00	190,751.00	190,751.00	0.00	208,092.00	17,341.00
Total Operating Expense	68,300.26	70,929.00	(2,628.74)	860,564.51	785,589.00	74,975.51	863,642.00	3,077.49
Total Operating Income / (Loss)	3,632.72	1,040.00	2,592.72	(64,885.99)	6,082.00	(70,967.99)	0.00	64,885.99

Income Statement Report Lanai Condos Reserves

November 01, 2024 thru November 30, 2024

	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	17,341.00	17,341.00	0.00	190,751.00	190,751.00	0.00	208,092.00	17,341.00
4910 - Interest Earned - Reserve Accounts	572.63	0.00	572.63	6,601.69	0.00	6,601.69	0.00	(6,601.69)
Total Investment Income	17,913.63	17,341.00	572.63	197,352.69	190,751.00	6,601.69	208,092.00	10,739.31
Total Reserves Income	17,913.63	17,341.00	572.63	197,352.69	190,751.00	6,601.69	208,092.00	10,739.31
<u>Expense</u>								
Reserve Expenses								
9818 - Building Expenses	0.00	0.00	0.00	188.66	0.00	188.66	0.00	(188.66)
Total Reserve Expenses	0.00	0.00	0.00	188.66	0.00	188.66	0.00	(188.66)
Total Reserves Expense	0.00	0.00	0.00	188.66	0.00	188.66	0.00	(188.66)
Total Reserves Income / (Loss)	17,913.63	17,341.00	572.63	197,164.03	190,751.00	6,413.03	208,092.00	10,927.97
Total Association Net Income / (Loss)	21,546.35	18,381.00	3,165.35	132,278.04	196,833.00	(64,554.96)	208,092.00	75,813.96