

Balance Sheet Report

Lanai Condos

Operating

As of January 31, 2025

	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	33,483.69	19,501.67	13,982.02
1220 - Petty Cash	(140.02)	(140.02)	0.00
1650 - Due (To)/From Reserves	(176,846.28)	(17,340.99)	(159,505.29)
Total Operating Funds	(143,502.61)	2,020.66	(145,523.27)
Accounts Receivable			
1500 - Residential Assessments Receivable	6,426.76	2,678.70	3,748.06
1525 - Accounts Receivable Other	0.00	1,000.00	(1,000.00)
Total Accounts Receivable	6,426.76	3,678.70	2,748.06
Prepaid Expenses			
1600 - Prepaid Insurance	149,517.76	0.00	149,517.76
Total Prepaid Expenses	149,517.76	0.00	149,517.76
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	<u>12,441.91</u>	<u>5,699.36</u>	<u>6,742.55</u>
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	(50.00)	20.00	(70.00)
2025 - Transfer Fee Payable	(1,250.00)	0.00	(1,250.00)

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<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	525.64	0.00	525.64
Total Accounts Payable	<u>(774.36)</u>	<u>20.00</u>	<u>(794.36)</u>
Accrued Expenses			
2395 - Other Accrued Expenses	24,656.90	31,586.96	(6,930.06)
2400 - Accrued On Site Services	(367.61)	208.93	(576.54)
Total Accrued Expenses	<u>24,289.29</u>	<u>31,795.89</u>	<u>(7,506.60)</u>
Prepaid Assessments			
2550 - Prepaid Assessments	24,241.21	15,530.22	8,710.99
Total Prepaid Assessments	<u>24,241.21</u>	<u>15,530.22</u>	<u>8,710.99</u>
Total Liabilities	<u>47,756.14</u>	<u>47,346.11</u>	<u>410.03</u>
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	(51,746.75)	(51,746.75)	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
Total Owners Equity	<u>(41,646.75)</u>	<u>(41,646.75)</u>	<u>0.00</u>
Total Owners' Equity	<u>(41,646.75)</u>	<u>(41,646.75)</u>	<u>0.00</u>
Operating Income / (Loss)	<u>6,332.52</u>	<u>0.00</u>	<u>6,332.52</u>
Total Liabilities and Owner Equity	<u><u>12,441.91</u></u>	<u><u>5,699.36</u></u>	<u><u>6,742.55</u></u>

Balance Sheet Report

Lanai Condos

Reserves

As of January 31, 2025

	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	213,182.51	358,749.23	(145,566.72)
1335 - AAB RSRV #8187	236,392.48	236,031.64	360.84
1651 - Due (To)/From Operating	176,846.28	17,340.99	159,505.29
Total Reserve Funds	<u>626,421.27</u>	<u>612,121.86</u>	<u>14,299.41</u>
Total Assets	<u>626,421.27</u>	<u>612,121.86</u>	<u>14,299.41</u>
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	612,121.86	612,121.86	0.00
Total Owners Equity	<u>612,121.86</u>	<u>612,121.86</u>	<u>0.00</u>
Total Owners' Equity	<u>612,121.86</u>	<u>612,121.86</u>	<u>0.00</u>
Reserves Income / (Loss)	<u>14,299.41</u>	<u>0.00</u>	<u>14,299.41</u>
Total Liabilities and Owner Equity	<u>626,421.27</u>	<u>612,121.86</u>	<u>14,299.41</u>

Income Statement Report

Lanai Condos

Operating

January 01, 2025 thru January 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (1 month) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	69,270.11	69,290.00	(19.89)	69,270.11	69,290.00	(19.89)	831,478.00	762,207.89
Total Assessment Income	69,270.11	69,290.00	(19.89)	69,270.11	69,290.00	(19.89)	831,478.00	762,207.89
User Fee Income								
4075 - Parking Fees	200.00	250.00	(50.00)	200.00	250.00	(50.00)	3,000.00	2,800.00
4235 - Laundry Fees	730.25	667.00	63.25	730.25	667.00	63.25	8,000.00	7,269.75
4240 - Move-In & Out Fees	175.00	0.00	175.00	175.00	0.00	175.00	0.00	(175.00)
4400 - Room Rental Fees	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
4405 - Rental Unit	1,600.00	1,608.00	(8.00)	1,600.00	1,608.00	(8.00)	19,300.00	17,700.00
4410 - Storage Rental Fees	145.00	146.00	(1.00)	145.00	146.00	(1.00)	1,750.00	1,605.00
Total User Fee Income	2,900.25	2,671.00	229.25	2,900.25	2,671.00	229.25	32,050.00	29,149.75
Investment Income								
4900 - Interest Earned - Operating Accounts	0.75	0.00	0.75	0.75	0.00	0.75	0.00	(0.75)
Total Investment Income	0.75	0.00	0.75	0.75	0.00	0.75	0.00	(0.75)
Total Operating Income	72,171.11	71,961.00	210.11	72,171.11	71,961.00	210.11	863,528.00	791,356.89
<u>Expense</u>								
Administrative								
5015 - Bank Charges	0.00	23.00	(23.00)	0.00	23.00	(23.00)	280.00	280.00
5090 - Office Supplies	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
Total Administrative	0.00	190.00	(190.00)	0.00	190.00	(190.00)	2,280.00	2,280.00
Communications								
5200 - Community Events	140.35	42.00	98.35	140.35	42.00	98.35	500.00	359.65
5210 - Printing & Copying	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
5215 - Postage	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
Total Communications	140.35	184.00	(43.65)	140.35	184.00	(43.65)	2,200.00	2,059.65

Income Statement Report

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Operating

January 01, 2025 thru January 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (1 month) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Onsite Services								
5300 - On Site Manager	344.95	1,250.00	(905.05)	344.95	1,250.00	(905.05)	15,000.00	14,655.05
Total Onsite Services	344.95	1,250.00	(905.05)	344.95	1,250.00	(905.05)	15,000.00	14,655.05
Insurance								
5400 - Insurance Premiums	13,632.53	14,167.00	(534.47)	13,632.53	14,167.00	(534.47)	170,000.00	156,367.47
Total Insurance	13,632.53	14,167.00	(534.47)	13,632.53	14,167.00	(534.47)	170,000.00	156,367.47
Utilities								
6000 - Electric Service	1,775.23	3,333.00	(1,557.77)	1,775.23	3,333.00	(1,557.77)	40,000.00	38,224.77
6005 - Gas Service	7,115.59	3,750.00	3,365.59	7,115.59	3,750.00	3,365.59	45,000.00	37,884.41
6025 - Water Service	2,592.13	2,542.00	50.13	2,592.13	2,542.00	50.13	30,500.00	27,907.87
6035 - Trash and Recycling Service	875.00	850.00	25.00	875.00	850.00	25.00	10,200.00	9,325.00
6045 - Cable Service	4,470.20	4,358.00	112.20	4,470.20	4,358.00	112.20	52,300.00	47,829.80
6050 - Telephone Service	676.13	604.00	72.13	676.13	604.00	72.13	7,250.00	6,573.87
6070 - Storm Drain	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Total Utilities	17,504.28	15,437.00	2,067.28	17,504.28	15,437.00	2,067.28	188,250.00	170,745.72
Operations								
6300 - Permits & Licenses	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
Total Operations	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
Contracted Services								
6100 - Grounds & Landscaping - Contract	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6408 - Elevator Services	0.00	550.00	(550.00)	0.00	550.00	(550.00)	6,600.00	6,600.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	0.00	300.00	(300.00)	3,600.00	3,600.00
6424 - HVAC Services	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	2,946.00	2,950.00	(4.00)	35,400.00	32,454.00
6432 - Maintenance Services	6,060.00	6,667.00	(607.00)	6,060.00	6,667.00	(607.00)	80,000.00	73,940.00
6434 - Pest Control	100.00	233.00	(133.00)	100.00	233.00	(133.00)	2,800.00	2,700.00

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Lanai Condos

Operating

January 01, 2025 thru January 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (1 month) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Contracted Services								
6442 - Snow Removal Services	4,318.00	1,125.00	3,193.00	4,318.00	1,125.00	3,193.00	9,000.00	4,682.00
Total Contracted Services	13,424.00	12,242.00	1,182.00	13,424.00	12,242.00	1,182.00	147,400.00	133,976.00
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	0.00	5,083.00	(5,083.00)	0.00	5,083.00	(5,083.00)	61,000.00	61,000.00
6515 - Building Repair & Maintenance	4,456.48	2,917.00	1,539.48	4,456.48	2,917.00	1,539.48	35,000.00	30,543.52
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
6565 - Fire System Repair & Maintenance	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6570 - Fitness Equipment Repair & Maintenance	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6575 - Flooring/Carpet Supply/Rpr & Maintena	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6695 - Plumbing Supplies/Repair & Maintena	0.00	875.00	(875.00)	0.00	875.00	(875.00)	10,500.00	10,500.00
6700 - Pool Supplies/Repair & Maintenance	0.00	583.00	(583.00)	0.00	583.00	(583.00)	7,000.00	7,000.00
Total Repair & Maintenance	4,456.48	10,783.00	(6,326.52)	4,456.48	10,783.00	(6,326.52)	129,400.00	124,943.52
Professional Services								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	0.00	275.00	(275.00)	3,300.00	3,300.00
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	2,640.00	2,904.00	(264.00)	34,848.00	32,208.00
Total Professional Services	2,640.00	3,596.00	(956.00)	2,640.00	3,596.00	(956.00)	43,148.00	40,508.00
Other Expenses								
9106 - Reserve Contribution Expense 2	13,696.00	13,696.00	0.00	13,696.00	13,696.00	0.00	164,350.00	150,654.00
Total Other Expenses	13,696.00	13,696.00	0.00	13,696.00	13,696.00	0.00	164,350.00	150,654.00
Total Operating Expense	65,838.59	71,670.00	(5,831.41)	65,838.59	71,670.00	(5,831.41)	863,528.00	797,689.41
Total Operating Income / (Loss)	6,332.52	291.00	6,041.52	6,332.52	291.00	6,041.52	0.00	(6,332.52)

Income Statement Report Lanai Condos Reserves

January 01, 2025 thru January 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (1 month) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Investment Income								
4906 - Reserve Contribution Income 2	13,696.00	13,696.00	0.00	13,696.00	13,696.00	0.00	164,350.00	150,654.00
4910 - Interest Earned - Reserve Accounts	603.41	0.00	603.41	603.41	0.00	603.41	0.00	(603.41)
Total Investment Income	14,299.41	13,696.00	603.41	14,299.41	13,696.00	603.41	164,350.00	150,050.59
Total Reserves Income	14,299.41	13,696.00	603.41	14,299.41	13,696.00	603.41	164,350.00	150,050.59
Total Reserves Income / (Loss)	14,299.41	13,696.00	603.41	14,299.41	13,696.00	603.41	164,350.00	150,050.59
 Total Association Net Income / (Loss)	 20,631.93	 13,987.00	 6,644.93	 20,631.93	 13,987.00	 6,644.93	 164,350.00	 143,718.07