

Balance Sheet Report

Lanai Condos

Operating

As of April 30, 2025

	<u>Balance Apr 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	118,900.31	80,741.36	38,158.95
1220 - Petty Cash	(140.02)	(140.02)	0.00
1650 - Due (To)/From Reserves	(217,933.28)	(204,238.28)	(13,695.00)
Total Operating Funds	<u>(99,172.99)</u>	<u>(123,636.94)</u>	<u>24,463.95</u>
Accounts Receivable			
1500 - Residential Assessments Receivable	8,151.11	6,742.23	1,408.88
Total Accounts Receivable	<u>8,151.11</u>	<u>6,742.23</u>	<u>1,408.88</u>
Prepaid Expenses			
1600 - Prepaid Insurance	108,985.49	122,332.70	(13,347.21)
Total Prepaid Expenses	<u>108,985.49</u>	<u>122,332.70</u>	<u>(13,347.21)</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Assets	<u><u>17,963.61</u></u>	<u><u>5,437.99</u></u>	<u><u>12,525.62</u></u>
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	883.31	0.00	883.31
2015 - Returned Check Fee Payable	(60.00)	(30.00)	(30.00)
2025 - Transfer Fee Payable	(2,000.00)	(1,750.00)	(250.00)

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<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	883.31	0.00	883.31
Total Accounts Payable	<u>(293.38)</u>	<u>(1,780.00)</u>	<u>1,486.62</u>
Accrued Expenses			
2395 - Other Accrued Expenses	20,688.22	14,114.46	6,573.76
2400 - Accrued On Site Services	(367.61)	(827.92)	460.31
Total Accrued Expenses	<u>20,320.61</u>	<u>13,286.54</u>	<u>7,034.07</u>
Prepaid Assessments			
2550 - Prepaid Assessments	26,488.44	28,556.12	(2,067.68)
Total Prepaid Assessments	<u>26,488.44</u>	<u>28,556.12</u>	<u>(2,067.68)</u>
Total Liabilities	<u>46,515.67</u>	<u>40,062.66</u>	<u>6,453.01</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>13,094.69</u>	<u>7,022.08</u>	<u>6,072.61</u>
Total Liabilities and Owner Equity	<u>17,963.61</u>	<u>5,437.99</u>	<u>12,525.62</u>

Balance Sheet Report

Lanai Condos

Reserves

As of April 30, 2025

	<u>Balance Apr 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	213,598.72	213,458.33	140.39
1335 - AAB RSRV #8187	217,995.62	237,080.78	(19,085.16)
1651 - Due (To)/From Operating	217,933.28	204,238.28	13,695.00
Total Reserve Funds	<u>649,527.62</u>	<u>654,777.39</u>	<u>(5,249.77)</u>
Total Assets	<u>649,527.62</u>	<u>654,777.39</u>	<u>(5,249.77)</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>37,405.76</u>	<u>42,655.53</u>	<u>(5,249.77)</u>
Total Liabilities and Owner Equity	<u>649,527.62</u>	<u>654,777.39</u>	<u>(5,249.77)</u>

Income Statement Report

Lanai Condos

Operating

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	68,789.11	69,289.00	(499.89)	275,637.44	277,159.00	(1,521.56)	831,478.00	555,840.56
Total Assessment Income	68,789.11	69,289.00	(499.89)	275,637.44	277,159.00	(1,521.56)	831,478.00	555,840.56
User Fee Income								
4075 - Parking Fees	200.00	250.00	(50.00)	800.00	1,000.00	(200.00)	3,000.00	2,200.00
4235 - Laundry Fees	734.75	667.00	67.75	2,829.75	2,667.00	162.75	8,000.00	5,170.25
4240 - Move-In & Out Fees	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
4400 - Room Rental Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
4405 - Rental Unit	1,600.00	1,608.00	(8.00)	6,400.00	6,433.00	(33.00)	19,300.00	12,900.00
4410 - Storage Rental Fees	145.00	145.00	0.00	580.00	583.00	(3.00)	1,750.00	1,170.00
Total User Fee Income	2,679.75	2,670.00	9.75	11,009.75	10,683.00	326.75	32,050.00	21,040.25
Investment Income								
4900 - Interest Earned - Operating Accounts	2.38	0.00	2.38	5.96	0.00	5.96	0.00	(5.96)
Total Investment Income	2.38	0.00	2.38	5.96	0.00	5.96	0.00	(5.96)
Total Operating Income	71,471.24	71,959.00	(487.76)	286,653.15	287,842.00	(1,188.85)	863,528.00	576,874.85
<u>Expense</u>								
Administrative								
5000 - General Administrative	5.00	0.00	5.00	5.00	0.00	5.00	0.00	(5.00)
5015 - Bank Charges	0.00	23.00	(23.00)	80.00	93.00	(13.00)	280.00	200.00
5090 - Office Supplies	12.73	167.00	(154.27)	291.15	667.00	(375.85)	2,000.00	1,708.85
5115 - Web Site Maintenance	83.94	0.00	83.94	83.94	0.00	83.94	0.00	(83.94)
5195 - Other Administrative Services	2.00	0.00	2.00	76.41	0.00	76.41	0.00	(76.41)
5196 - Miscellaneous Admin Expenses	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
Total Administrative	103.67	190.00	(86.33)	1,136.50	760.00	376.50	2,280.00	1,143.50
Communications								
5200 - Community Events	(140.35)	42.00	(182.35)	67.02	167.00	(99.98)	500.00	432.98

Income Statement Report

Lanai Condos

Operating

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Communications								
5210 - Printing & Copying	63.58	100.00	(36.42)	299.75	400.00	(100.25)	1,200.00	900.25
5215 - Postage	17.52	42.00	(24.48)	53.29	167.00	(113.71)	500.00	446.71
Total Communications	(59.25)	184.00	(243.25)	420.06	734.00	(313.94)	2,200.00	1,779.94
Onsite Services								
5300 - On Site Manager	1,380.82	1,250.00	130.82	3,106.44	5,000.00	(1,893.56)	15,000.00	11,893.56
Total Onsite Services	1,380.82	1,250.00	130.82	3,106.44	5,000.00	(1,893.56)	15,000.00	11,893.56
Insurance								
5400 - Insurance Premiums	13,715.21	14,167.00	(451.79)	54,532.80	56,667.00	(2,134.20)	170,000.00	115,467.20
Total Insurance	13,715.21	14,167.00	(451.79)	54,532.80	56,667.00	(2,134.20)	170,000.00	115,467.20
Utilities								
6000 - Electric Service	2,019.14	3,333.00	(1,313.86)	8,111.81	13,333.00	(5,221.19)	40,000.00	31,888.19
6005 - Gas Service	3,643.79	3,750.00	(106.21)	18,046.95	15,000.00	3,046.95	45,000.00	26,953.05
6025 - Water Service	2,594.65	2,542.00	52.65	10,213.86	10,167.00	46.86	30,500.00	20,286.14
6035 - Trash and Recycling Service	875.00	850.00	25.00	3,528.50	3,400.00	128.50	10,200.00	6,671.50
6045 - Cable Service	4,470.20	4,358.00	112.20	17,880.80	17,433.00	447.80	52,300.00	34,419.20
6050 - Telephone Service	614.60	604.00	10.60	2,521.59	2,417.00	104.59	7,250.00	4,728.41
6070 - Storm Drain	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Total Utilities	14,217.38	15,437.00	(1,219.62)	60,303.51	61,750.00	(1,446.49)	188,250.00	127,946.49
Operations								
6300 - Permits & Licenses	1,111.56	125.00	986.56	1,239.45	500.00	739.45	1,500.00	260.55
Total Operations	1,111.56	125.00	986.56	1,239.45	500.00	739.45	1,500.00	260.55
Contracted Services								
6100 - Grounds & Landscaping - Contract	0.00	417.00	(417.00)	124.00	1,667.00	(1,543.00)	5,000.00	4,876.00
6408 - Elevator Services	578.00	550.00	28.00	578.00	2,200.00	(1,622.00)	6,600.00	6,022.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	1,200.00	(598.32)	3,600.00	2,998.32
6424 - HVAC Services	0.00	0.00	0.00	3,407.25	1,250.00	2,157.25	5,000.00	1,592.75

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	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Contracted Services								
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	7,634.31	6,667.00	967.31	24,518.26	26,667.00	(2,148.74)	80,000.00	55,481.74
6434 - Pest Control	400.00	233.00	167.00	750.00	933.00	(183.00)	2,800.00	2,050.00
6442 - Snow Removal Services	0.00	1,125.00	(1,125.00)	7,140.50	4,500.00	2,640.50	9,000.00	1,859.50
Total Contracted Services	11,558.31	12,242.00	(683.69)	48,903.69	50,217.00	(1,313.31)	147,400.00	98,496.31
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	0.00	5,083.00	(5,083.00)	7,040.78	20,333.00	(13,292.22)	61,000.00	53,959.22
6515 - Building Repair & Maintenance	943.93	2,917.00	(1,973.07)	14,160.72	11,667.00	2,493.72	35,000.00	20,839.28
6550 - Elevator Repair & Maintenance	4,681.50	333.00	4,348.50	5,176.50	1,333.00	3,843.50	4,000.00	(1,176.50)
6565 - Fire System Repair & Maintenance	0.00	417.00	(417.00)	75.00	1,667.00	(1,592.00)	5,000.00	4,925.00
6570 - Fitness Equipment Repair & Maintenance	0.00	200.00	(200.00)	153.76	800.00	(646.24)	2,400.00	2,246.24
6575 - Flooring/Carpet Supply/Rpr & Maintenance	0.00	333.00	(333.00)	0.00	1,333.00	(1,333.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
6695 - Plumbing Supplies/Repair & Maintenance	518.50	875.00	(356.50)	1,568.50	3,500.00	(1,931.50)	10,500.00	8,931.50
6700 - Pool Supplies/Repair & Maintenance	0.00	583.00	(583.00)	8,122.75	2,333.00	5,789.75	7,000.00	(1,122.75)
Total Repair & Maintenance	6,143.93	10,783.00	(4,639.07)	36,298.01	43,133.00	(6,834.99)	129,400.00	93,101.99
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	722.00	0.00	722.00	1,400.00	0.00	1,400.00	0.00	(1,400.00)
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	10,560.00	11,616.00	(1,056.00)	34,848.00	24,288.00
7095 - Other Professional Fees	0.00	0.00	0.00	620.00	0.00	620.00	0.00	(620.00)
Total Professional Services	3,362.00	3,596.00	(234.00)	12,580.00	14,383.00	(1,803.00)	43,148.00	30,568.00
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	170.00	0.00	170.00	255.00	0.00	255.00	0.00	(255.00)
Total Reimbursable Expenses	170.00	0.00	170.00	255.00	0.00	255.00	0.00	(255.00)

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Operating

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Other Expenses								
9106 - Reserve Contribution Expense 2	13,695.00	13,695.00	0.00	54,783.00	54,783.00	0.00	164,350.00	109,567.00
Total Other Expenses	13,695.00	13,695.00	0.00	54,783.00	54,783.00	0.00	164,350.00	109,567.00
Total Operating Expense	65,398.63	71,669.00	(6,270.37)	273,558.46	287,927.00	(14,368.54)	863,528.00	589,969.54
Total Operating Income / (Loss)	6,072.61	290.00	5,782.61	13,094.69	(85.00)	13,179.69	0.00	(13,094.69)

Income Statement Report

Lanai Condos

Reserves

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Investment Income								
4906 - Reserve Contribution Income 2	13,695.00	13,695.00	0.00	54,783.00	54,783.00	0.00	164,350.00	109,567.00
4910 - Interest Earned - Reserve Accounts	477.73	0.00	477.73	2,045.26	0.00	2,045.26	0.00	(2,045.26)
Total Investment Income	14,172.73	13,695.00	477.73	56,828.26	54,783.00	2,045.26	164,350.00	107,521.74
Total Reserves Income	14,172.73	13,695.00	477.73	56,828.26	54,783.00	2,045.26	164,350.00	107,521.74
<u>Expense</u>								
Reserve Expenses								
9850 - Elevators Expenses	19,422.50	0.00	19,422.50	19,422.50	0.00	19,422.50	0.00	(19,422.50)
Total Reserve Expenses	19,422.50	0.00	19,422.50	19,422.50	0.00	19,422.50	0.00	(19,422.50)
Total Reserves Expense	19,422.50	0.00	19,422.50	19,422.50	0.00	19,422.50	0.00	(19,422.50)
Total Reserves Income / (Loss)	(5,249.77)	13,695.00	(18,944.77)	37,405.76	54,783.00	(17,377.24)	164,350.00	126,944.24
Total Association Net Income / (Loss)	822.84	13,985.00	(13,162.16)	50,500.45	54,698.00	(4,197.55)	164,350.00	113,849.55