

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

As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance May 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	180,332.00	138,719.56	41,612.44
1220 - Petty Cash	(140.02)	(140.02)	0.00
1650 - Due (To)/From Reserves	(244,393.28)	(230,697.28)	(13,696.00)
<b>Total Operating Funds</b>	<b>(64,201.30)</b>	<b>(92,117.74)</b>	<b>27,916.44</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	11,461.61	10,135.63	1,325.98
<b>Total Accounts Receivable</b>	<b>11,461.61</b>	<b>10,135.63</b>	<b>1,325.98</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	81,739.09	95,362.29	(13,623.20)
1640 - Other Prepaid Expenses	403.85	0.00	403.85
<b>Total Prepaid Expenses</b>	<b>82,142.94</b>	<b>95,362.29</b>	<b>(13,219.35)</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>29,403.25</b>	<b>13,380.18</b>	<b>16,023.07</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	(60.00)	(60.00)	0.00
2025 - Transfer Fee Payable	(2,500.00)	(2,250.00)	(250.00)
<b>Total Accounts Payable</b>	<b>(2,560.00)</b>	<b>(2,310.00)</b>	<b>(250.00)</b>

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

As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance May 31, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	32,445.84	24,620.94	7,824.90
2400 - Accrued On Site Services	84.39	84.39	0.00
<b>Total Accrued Expenses</b>	<b>32,530.23</b>	<b>24,705.33</b>	<b>7,824.90</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	23,617.78	26,008.38	(2,390.60)
<b>Total Prepaid Assessments</b>	<b>23,617.78</b>	<b>26,008.38</b>	<b>(2,390.60)</b>
<b>Total Liabilities</b>	<b>53,588.01</b>	<b>48,403.71</b>	<b>5,184.30</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	(51,746.75)	(51,746.75)	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
<b>Total Owners Equity</b>	<b>(41,646.75)</b>	<b>(41,646.75)</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>(41,646.75)</b>	<b>(41,646.75)</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>17,461.99</b>	<b>6,623.22</b>	<b>10,838.77</b>
<b>Total Liabilities and Owner Equity</b>	<b>29,403.25</b>	<b>13,380.18</b>	<b>16,023.07</b>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance May 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	213,884.45	213,743.88	140.57
1335 - AAB RSRV #8187	210,660.42	210,349.22	311.20
1651 - Due (To)/From Operating	244,393.28	230,697.28	13,696.00
<b>Total Reserve Funds</b>	<b>668,938.15</b>	<b>654,790.38</b>	<b>14,147.77</b>
<b>Total Assets</b>	<b>668,938.15</b>	<b>654,790.38</b>	<b>14,147.77</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	612,121.86	612,121.86	0.00
<b>Total Owners Equity</b>	<b>612,121.86</b>	<b>612,121.86</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>612,121.86</b>	<b>612,121.86</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>56,816.29</b>	<b>42,668.52</b>	<b>14,147.77</b>
<b>Total Liabilities and Owner Equity</b>	<b>668,938.15</b>	<b>654,790.38</b>	<b>14,147.77</b>

# Income Statement Report

## Lanai Condos

### Operating

June 01, 2025 thru June 30, 2025

	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	68,789.11	69,290.00	(500.89)	413,215.66	415,739.00	(2,523.34)	831,478.00	418,262.34
<b>Total Assessment Income</b>	<b>68,789.11</b>	<b>69,290.00</b>	<b>(500.89)</b>	<b>413,215.66</b>	<b>415,739.00</b>	<b>(2,523.34)</b>	<b>831,478.00</b>	<b>418,262.34</b>
<b>User Fee Income</b>								
4075 - Parking Fees	200.00	250.00	(50.00)	1,200.00	1,500.00	(300.00)	3,000.00	1,800.00
4225 - Key Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4235 - Laundry Fees	710.00	667.00	43.00	4,271.00	4,000.00	271.00	8,000.00	3,729.00
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	75.00	0.00	75.00	325.00	0.00	325.00	0.00	(325.00)
4405 - Rental Unit	1,600.00	1,608.00	(8.00)	9,600.00	9,650.00	(50.00)	19,300.00	9,700.00
4410 - Storage Rental Fees	145.00	146.00	(1.00)	870.00	875.00	(5.00)	1,750.00	880.00
<b>Total User Fee Income</b>	<b>2,730.00</b>	<b>2,671.00</b>	<b>59.00</b>	<b>16,716.00</b>	<b>16,025.00</b>	<b>691.00</b>	<b>32,050.00</b>	<b>15,334.00</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	3.54	0.00	3.54	12.56	0.00	12.56	0.00	(12.56)
<b>Total Investment Income</b>	<b>3.54</b>	<b>0.00</b>	<b>3.54</b>	<b>12.56</b>	<b>0.00</b>	<b>12.56</b>	<b>0.00</b>	<b>(12.56)</b>
<b>Total Operating Income</b>	<b>71,522.65</b>	<b>71,961.00</b>	<b>(438.35)</b>	<b>429,944.22</b>	<b>431,764.00</b>	<b>(1,819.78)</b>	<b>863,528.00</b>	<b>433,583.78</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
5015 - Bank Charges	0.00	23.00	(23.00)	80.00	140.00	(60.00)	280.00	200.00
5090 - Office Supplies	9.36	167.00	(157.64)	311.43	1,000.00	(688.57)	2,000.00	1,688.57
5115 - Web Site Maintenance	0.00	0.00	0.00	83.94	0.00	83.94	0.00	(83.94)
5195 - Other Administrative Services	51.50	0.00	51.50	127.91	0.00	127.91	0.00	(127.91)
<b>Total Administrative</b>	<b>60.86</b>	<b>190.00</b>	<b>(129.14)</b>	<b>608.28</b>	<b>1,140.00</b>	<b>(531.72)</b>	<b>2,280.00</b>	<b>1,671.72</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	67.02	250.00	(182.98)	500.00	432.98

# Income Statement Report

## Lanai Condos

### Operating

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Communications</b>								
5210 - Printing & Copying	65.36	100.00	(34.64)	405.34	600.00	(194.66)	1,200.00	794.66
5215 - Postage	13.14	42.00	(28.86)	83.50	250.00	(166.50)	500.00	416.50
<b>Total Communications</b>	<b>78.50</b>	<b>184.00</b>	<b>(105.50)</b>	<b>555.86</b>	<b>1,100.00</b>	<b>(544.14)</b>	<b>2,200.00</b>	<b>1,644.14</b>
<b>Onsite Services</b>								
5300 - On Site Manager	904.00	1,250.00	(346.00)	5,383.44	7,500.00	(2,116.56)	15,000.00	9,616.56
<b>Total Onsite Services</b>	<b>904.00</b>	<b>1,250.00</b>	<b>(346.00)</b>	<b>5,383.44</b>	<b>7,500.00</b>	<b>(2,116.56)</b>	<b>15,000.00</b>	<b>9,616.56</b>
<b>Insurance</b>								
5400 - Insurance Premiums	13,623.20	14,167.00	(543.80)	81,779.20	85,000.00	(3,220.80)	170,000.00	88,220.80
<b>Total Insurance</b>	<b>13,623.20</b>	<b>14,167.00</b>	<b>(543.80)</b>	<b>81,779.20</b>	<b>85,000.00</b>	<b>(3,220.80)</b>	<b>170,000.00</b>	<b>88,220.80</b>
<b>Utilities</b>								
6000 - Electric Service	2,825.43	3,333.00	(507.57)	13,049.43	20,000.00	(6,950.57)	40,000.00	26,950.57
6005 - Gas Service	2,868.16	3,750.00	(881.84)	24,558.90	22,500.00	2,058.90	45,000.00	20,441.10
6025 - Water Service	2,641.98	2,542.00	99.98	18,187.12	15,250.00	2,937.12	30,500.00	12,312.88
6035 - Trash and Recycling Service	875.00	850.00	25.00	5,278.50	5,100.00	178.50	10,200.00	4,921.50
6045 - Cable Service	4,471.36	4,358.00	113.36	26,822.36	26,150.00	672.36	52,300.00	25,477.64
6050 - Telephone Service	799.10	604.00	195.10	3,538.09	3,625.00	(86.91)	7,250.00	3,711.91
6070 - Storm Drain	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
<b>Total Utilities</b>	<b>14,481.03</b>	<b>15,437.00</b>	<b>(955.97)</b>	<b>91,434.40</b>	<b>92,625.00</b>	<b>(1,190.60)</b>	<b>188,250.00</b>	<b>96,815.60</b>
<b>Operations</b>								
6300 - Permits & Licenses	68.14	125.00	(56.86)	1,375.73	750.00	625.73	1,500.00	124.27
<b>Total Operations</b>	<b>68.14</b>	<b>125.00</b>	<b>(56.86)</b>	<b>1,375.73</b>	<b>750.00</b>	<b>625.73</b>	<b>1,500.00</b>	<b>124.27</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	0.00	417.00	(417.00)	389.87	2,500.00	(2,110.13)	5,000.00	4,610.13
6408 - Elevator Services	1,156.00	550.00	606.00	1,734.00	3,300.00	(1,566.00)	6,600.00	4,866.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	1,800.00	(1,198.32)	3,600.00	2,998.32
6424 - HVAC Services	0.00	1,250.00	(1,250.00)	3,407.25	2,500.00	907.25	5,000.00	1,592.75

# Income Statement Report

## Lanai Condos

### Operating

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
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	4,732.43	6,667.00	(1,934.57)	35,981.55	40,000.00	(4,018.45)	80,000.00	44,018.45
6434 - Pest Control	100.00	233.00	(133.00)	1,250.00	1,400.00	(150.00)	2,800.00	1,550.00
6442 - Snow Removal Services	0.00	0.00	0.00	7,140.50	5,625.00	1,515.50	9,000.00	1,859.50
<b>Total Contracted Services</b>	<b>8,934.43</b>	<b>12,367.00</b>	<b>(3,432.57)</b>	<b>68,180.85</b>	<b>74,825.00</b>	<b>(6,644.15)</b>	<b>147,400.00</b>	<b>79,219.15</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	0.00	5,083.00	(5,083.00)	10,644.23	30,500.00	(19,855.77)	61,000.00	50,355.77
6515 - Building Repair & Maintenance	577.50	2,917.00	(2,339.50)	19,543.01	17,500.00	2,043.01	35,000.00	15,456.99
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	16,334.00	2,000.00	14,334.00	4,000.00	(12,334.00)
6565 - Fire System Repair & Maintenance	0.00	417.00	(417.00)	75.00	2,500.00	(2,425.00)	5,000.00	4,925.00
6570 - Fitness Equipment Repair & Maintenance	200.00	200.00	0.00	353.76	1,200.00	(846.24)	2,400.00	2,046.24
6575 - Flooring/Carpet Supply/Rpr & Maintenance	0.00	333.00	(333.00)	0.00	2,000.00	(2,000.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	160.00	42.00	118.00	160.00	250.00	(90.00)	500.00	340.00
6695 - Plumbing Supplies/Repair & Maintenance	5,260.22	875.00	4,385.22	7,218.22	5,250.00	1,968.22	10,500.00	3,281.78
6700 - Pool Supplies/Repair & Maintenance	0.00	583.00	(583.00)	8,122.75	3,500.00	4,622.75	7,000.00	(1,122.75)
<b>Total Repair &amp; Maintenance</b>	<b>6,197.72</b>	<b>10,783.00</b>	<b>(4,585.28)</b>	<b>62,450.97</b>	<b>64,700.00</b>	<b>(2,249.03)</b>	<b>129,400.00</b>	<b>66,949.03</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	0.00	0.00	1,400.00	0.00	1,400.00	0.00	(1,400.00)
7025 - Legal Services - Collections	0.00	0.00	0.00	363.50	0.00	363.50	0.00	(363.50)
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	2,500.00	(2,500.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	15,840.00	17,424.00	(1,584.00)	34,848.00	19,008.00
7095 - Other Professional Fees	0.00	0.00	0.00	620.00	0.00	620.00	0.00	(620.00)
<b>Total Professional Services</b>	<b>2,640.00</b>	<b>3,596.00</b>	<b>(956.00)</b>	<b>18,223.50</b>	<b>21,574.00</b>	<b>(3,350.50)</b>	<b>43,148.00</b>	<b>24,924.50</b>

# Income Statement Report Lanai Condos Operating

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	0.00	0.00	0.00	315.00	0.00	315.00	0.00	(315.00)
<b>Total Reimbursable Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>315.00</b>	<b>0.00</b>	<b>315.00</b>	<b>0.00</b>	<b>(315.00)</b>
<b>Other Expenses</b>								
9106 - Reserve Contribution Expense 2	13,696.00	13,696.00	0.00	82,175.00	82,175.00	0.00	164,350.00	82,175.00
<b>Total Other Expenses</b>	<b>13,696.00</b>	<b>13,696.00</b>	<b>0.00</b>	<b>82,175.00</b>	<b>82,175.00</b>	<b>0.00</b>	<b>164,350.00</b>	<b>82,175.00</b>
<b>Total Operating Expense</b>	<b>60,683.88</b>	<b>71,795.00</b>	<b>(11,111.12)</b>	<b>412,482.23</b>	<b>431,389.00</b>	<b>(18,906.77)</b>	<b>863,528.00</b>	<b>451,045.77</b>
<b>Total Operating Income / (Loss)</b>	<b>10,838.77</b>	<b>166.00</b>	<b>10,672.77</b>	<b>17,461.99</b>	<b>375.00</b>	<b>17,086.99</b>	<b>0.00</b>	<b>(17,461.99)</b>

# Income Statement Report Lanai Condos Reserves

June 01, 2025 thru June 30, 2025

	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>								
4906 - Reserve Contribution Income 2	13,696.00	13,696.00	0.00	82,175.00	82,175.00	0.00	164,350.00	82,175.00
4910 - Interest Earned - Reserve Accounts	451.77	0.00	451.77	2,966.42	0.00	2,966.42	0.00	(2,966.42)
<b>Total Investment Income</b>	<b>14,147.77</b>	<b>13,696.00</b>	<b>451.77</b>	<b>85,141.42</b>	<b>82,175.00</b>	<b>2,966.42</b>	<b>164,350.00</b>	<b>79,208.58</b>
<b>Total Reserves Income</b>	<b>14,147.77</b>	<b>13,696.00</b>	<b>451.77</b>	<b>85,141.42</b>	<b>82,175.00</b>	<b>2,966.42</b>	<b>164,350.00</b>	<b>79,208.58</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9818 - Building Expenses	0.00	0.00	0.00	8,902.63	0.00	8,902.63	0.00	(8,902.63)
9850 - Elevators Expenses	0.00	0.00	0.00	19,422.50	0.00	19,422.50	0.00	(19,422.50)
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>28,325.13</b>	<b>0.00</b>	<b>28,325.13</b>	<b>0.00</b>	<b>(28,325.13)</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>28,325.13</b>	<b>0.00</b>	<b>28,325.13</b>	<b>0.00</b>	<b>(28,325.13)</b>
<b>Total Reserves Income / (Loss)</b>	<b>14,147.77</b>	<b>13,696.00</b>	<b>451.77</b>	<b>56,816.29</b>	<b>82,175.00</b>	<b>(25,358.71)</b>	<b>164,350.00</b>	<b>107,533.71</b>
<b>Total Association Net Income / (Loss)</b>	<b>24,986.54</b>	<b>13,862.00</b>	<b>11,124.54</b>	<b>74,278.28</b>	<b>82,550.00</b>	<b>(8,271.72)</b>	<b>164,350.00</b>	<b>90,071.72</b>