

Balance Sheet Report
Lanai Condos
Operating

As of July 31, 2025

	<u>Balance Jul 31, 2025</u>	<u>Balance Jun 30, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	194,945.95	180,332.00	14,613.95
1220 - Petty Cash	(140.02)	(140.02)	0.00
1650 - Due (To)/From Reserves	(258,089.28)	(244,393.28)	(13,696.00)
Total Operating Funds	(63,283.35)	(64,201.30)	917.95
Accounts Receivable			
1500 - Residential Assessments Receivable	11,077.39	11,461.61	(384.22)
Total Accounts Receivable	11,077.39	11,461.61	(384.22)
Prepaid Expenses			
1600 - Prepaid Insurance	68,115.89	81,739.09	(13,623.20)
1640 - Other Prepaid Expenses	0.00	403.85	(403.85)
Total Prepaid Expenses	68,115.89	82,142.94	(14,027.05)
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	15,909.93	29,403.25	(13,493.32)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	(40.00)	(60.00)	20.00
2025 - Transfer Fee Payable	(2,750.00)	(2,500.00)	(250.00)

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<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	883.31	0.00	883.31
Total Accounts Payable	(1,906.69)	(2,560.00)	653.31
Accrued Expenses			
2395 - Other Accrued Expenses	21,783.09	32,445.84	(10,662.75)
2400 - Accrued On Site Services	1,106.22	84.39	1,021.83
Total Accrued Expenses	22,889.31	32,530.23	(9,640.92)
Prepaid Assessments			
2550 - Prepaid Assessments	22,951.49	23,617.78	(666.29)
Total Prepaid Assessments	22,951.49	23,617.78	(666.29)
Total Liabilities	43,934.11	53,588.01	(9,653.90)
<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	(41,646.75)	(41,646.75)	0.00
Total Owners' Equity	(41,646.75)	(41,646.75)	0.00
Operating Income / (Loss)	13,622.57	17,461.99	(3,839.42)
Total Liabilities and Owner Equity	15,909.93	29,403.25	(13,493.32)

Balance Sheet Report
Lanai Condos
Reserves

As of July 31, 2025

	<u>Balance Jul 31, 2025</u>	<u>Balance Jun 30, 2025</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	214,029.80	213,884.45	145.35
1335 - AAB RSRV #8187	207,875.02	210,660.42	(2,785.40)
1651 - Due (To)/From Operating	258,089.28	244,393.28	13,696.00
Total Reserve Funds	679,994.10	668,938.15	11,055.95
Total Assets	679,994.10	668,938.15	11,055.95
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	612,121.86	612,121.86	0.00
Total Owners Equity	612,121.86	612,121.86	0.00
Total Owners' Equity	612,121.86	612,121.86	0.00
Reserves Income / (Loss)	67,872.24	56,816.29	11,055.95
Total Liabilities and Owner Equity	679,994.10	668,938.15	11,055.95

Income Statement Report

Lanai Condos

Operating

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	68,789.11	69,290.00	(500.89)	482,004.77	485,029.00	(3,024.23)	831,478.00	349,473.23
Total Assessment Income	68,789.11	69,290.00	(500.89)	482,004.77	485,029.00	(3,024.23)	831,478.00	349,473.23
User Fee Income								
4075 - Parking Fees	200.00	250.00	(50.00)	1,400.00	1,750.00	(350.00)	3,000.00	1,600.00
4225 - Key Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4235 - Laundry Fees	698.25	667.00	31.25	4,969.25	4,667.00	302.25	8,000.00	3,030.75
4240 - Move-In & Out Fees	350.00	0.00	350.00	700.00	0.00	700.00	0.00	(700.00)
4400 - Room Rental Fees	25.00	0.00	25.00	350.00	0.00	350.00	0.00	(350.00)
4405 - Rental Unit	1,600.00	1,608.00	(8.00)	11,200.00	11,258.00	(58.00)	19,300.00	8,100.00
4410 - Storage Rental Fees	145.00	146.00	(1.00)	1,015.00	1,021.00	(6.00)	1,750.00	735.00
Total User Fee Income	3,018.25	2,671.00	347.25	19,734.25	18,696.00	1,038.25	32,050.00	12,315.75
Investment Income								
4900 - Interest Earned - Operating Accounts	4.27	0.00	4.27	16.83	0.00	16.83	0.00	(16.83)
Total Investment Income	4.27	0.00	4.27	16.83	0.00	16.83	0.00	(16.83)
Total Operating Income	71,811.63	71,961.00	(149.37)	501,755.85	503,725.00	(1,969.15)	863,528.00	361,772.15
<u>Expense</u>								
Administrative								
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	163.00	(83.00)	280.00	200.00
5090 - Office Supplies	2.08	167.00	(164.92)	313.51	1,167.00	(853.49)	2,000.00	1,686.49
5115 - Web Site Maintenance	0.00	0.00	0.00	83.94	0.00	83.94	0.00	(83.94)
5195 - Other Administrative Services	0.00	0.00	0.00	127.91	0.00	127.91	0.00	(127.91)
Total Administrative	2.08	190.00	(187.92)	610.36	1,330.00	(719.64)	2,280.00	1,669.64
Communications								
5200 - Community Events	0.00	42.00	(42.00)	67.02	292.00	(224.98)	500.00	432.98

Income Statement Report

Lanai Condos

Operating

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Communications								
5210 - Printing & Copying	28.00	100.00	(72.00)	433.34	700.00	(266.66)	1,200.00	766.66
5215 - Postage	2.92	42.00	(39.08)	86.42	292.00	(205.58)	500.00	413.58
Total Communications	30.92	184.00	(153.08)	586.78	1,284.00	(697.22)	2,200.00	1,613.22
Onsite Services								
5300 - On Site Manager	1,925.83	1,250.00	675.83	7,309.27	8,750.00	(1,440.73)	15,000.00	7,690.73
Total Onsite Services	1,925.83	1,250.00	675.83	7,309.27	8,750.00	(1,440.73)	15,000.00	7,690.73
Insurance								
5400 - Insurance Premiums	13,623.20	14,167.00	(543.80)	95,402.40	99,167.00	(3,764.60)	170,000.00	74,597.60
Total Insurance	13,623.20	14,167.00	(543.80)	95,402.40	99,167.00	(3,764.60)	170,000.00	74,597.60
Utilities								
6000 - Electric Service	12,393.31	3,333.00	9,060.31	25,442.74	23,333.00	2,109.74	40,000.00	14,557.26
6005 - Gas Service	2,767.56	3,750.00	(982.44)	27,326.46	26,250.00	1,076.46	45,000.00	17,673.54
6025 - Water Service	3,128.42	2,542.00	586.42	21,315.54	17,792.00	3,523.54	30,500.00	9,184.46
6035 - Trash and Recycling Service	875.00	850.00	25.00	6,153.50	5,950.00	203.50	10,200.00	4,046.50
6045 - Cable Service	4,471.36	4,358.00	113.36	31,293.72	30,508.00	785.72	52,300.00	21,006.28
6050 - Telephone Service	622.20	604.00	18.20	4,160.29	4,229.00	(68.71)	7,250.00	3,089.71
6070 - Storm Drain	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Total Utilities	24,257.85	15,437.00	8,820.85	115,692.25	108,062.00	7,630.25	188,250.00	72,557.75
Operations								
6300 - Permits & Licenses	68.14	125.00	(56.86)	1,443.87	875.00	568.87	1,500.00	56.13
Total Operations	68.14	125.00	(56.86)	1,443.87	875.00	568.87	1,500.00	56.13
Contracted Services								
6100 - Grounds & Landscaping - Contract	0.00	417.00	(417.00)	389.87	2,917.00	(2,527.13)	5,000.00	4,610.13
6408 - Elevator Services	578.00	550.00	28.00	2,312.00	3,850.00	(1,538.00)	6,600.00	4,288.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	2,100.00	(1,498.32)	3,600.00	2,998.32
6424 - HVAC Services	505.00	0.00	505.00	3,912.25	2,500.00	1,412.25	5,000.00	1,087.75

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Operating

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted Services								
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	20,622.00	20,650.00	(28.00)	35,400.00	14,778.00
6432 - Maintenance Services	7,094.76	6,667.00	427.76	43,076.31	46,667.00	(3,590.69)	80,000.00	36,923.69
6434 - Pest Control	100.00	233.00	(133.00)	1,350.00	1,633.00	(283.00)	2,800.00	1,450.00
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
Total Contracted Services	11,223.76	11,117.00	106.76	79,404.61	85,942.00	(6,537.39)	147,400.00	67,995.39
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	5,780.75	5,083.00	697.75	16,424.98	35,583.00	(19,158.02)	61,000.00	44,575.02
6515 - Building Repair & Maintenance	0.00	2,917.00	(2,917.00)	19,543.01	20,417.00	(873.99)	35,000.00	15,456.99
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	16,334.00	2,333.00	14,001.00	4,000.00	(12,334.00)
6565 - Fire System Repair & Maintenance	0.00	417.00	(417.00)	75.00	2,917.00	(2,842.00)	5,000.00	4,925.00
6570 - Fitness Equipment Repair & Maintenance	1,235.52	200.00	1,035.52	1,589.28	1,400.00	189.28	2,400.00	810.72
6575 - Flooring/Carpet Supply/Rpr & Maintenance	0.00	333.00	(333.00)	0.00	2,333.00	(2,333.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	160.00	292.00	(132.00)	500.00	340.00
6695 - Plumbing Supplies/Repair & Maintenance	400.00	875.00	(475.00)	7,618.22	6,125.00	1,493.22	10,500.00	2,881.78
6700 - Pool Supplies/Repair & Maintenance	0.00	583.00	(583.00)	8,122.75	4,083.00	4,039.75	7,000.00	(1,122.75)
Total Repair & Maintenance	7,416.27	10,783.00	(3,366.73)	69,867.24	75,483.00	(5,615.76)	129,400.00	59,532.76
Professional Services								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	0.00	1,925.00	(1,925.00)	3,300.00	3,300.00
7020 - Legal Services	81.00	0.00	81.00	1,481.00	0.00	1,481.00	0.00	(1,481.00)
7025 - Legal Services - Collections	686.00	0.00	686.00	1,049.50	0.00	1,049.50	0.00	(1,049.50)
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	2,917.00	(2,917.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	18,480.00	20,328.00	(1,848.00)	34,848.00	16,368.00
7095 - Other Professional Fees	0.00	0.00	0.00	620.00	0.00	620.00	0.00	(620.00)
Total Professional Services	3,407.00	3,596.00	(189.00)	21,630.50	25,170.00	(3,539.50)	43,148.00	21,517.50

Income Statement Report Lanai Condos Operating

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	0.00	0.00	0.00	315.00	0.00	315.00	0.00	(315.00)
Total Reimbursable Expenses	0.00	0.00	0.00	315.00	0.00	315.00	0.00	(315.00)
Other Expenses								
9106 - Reserve Contribution Expense 2	13,696.00	13,696.00	0.00	95,871.00	95,871.00	0.00	164,350.00	68,479.00
Total Other Expenses	13,696.00	13,696.00	0.00	95,871.00	95,871.00	0.00	164,350.00	68,479.00
Total Operating Expense	75,651.05	70,545.00	5,106.05	488,133.28	501,934.00	(13,800.72)	863,528.00	375,394.72
Total Operating Income / (Loss)	(3,839.42)	1,416.00	(5,255.42)	13,622.57	1,791.00	11,831.57	0.00	(13,622.57)

Income Statement Report Lanai Condos Reserves

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4906 - Reserve Contribution Income 2	13,696.00	13,696.00	0.00	95,871.00	95,871.00	0.00	164,350.00	68,479.00
4910 - Interest Earned - Reserve Accounts	464.95	0.00	464.95	3,431.37	0.00	3,431.37	0.00	(3,431.37)
Total Investment Income	14,160.95	13,696.00	464.95	99,302.37	95,871.00	3,431.37	164,350.00	65,047.63
Total Reserves Income	14,160.95	13,696.00	464.95	99,302.37	95,871.00	3,431.37	164,350.00	65,047.63
<u>Expense</u>								
Reserve Expenses								
9818 - Building Expenses	3,105.00	0.00	3,105.00	12,007.63	0.00	12,007.63	0.00	(12,007.63)
9850 - Elevators Expenses	0.00	0.00	0.00	19,422.50	0.00	19,422.50	0.00	(19,422.50)
Total Reserve Expenses	3,105.00	0.00	3,105.00	31,430.13	0.00	31,430.13	0.00	(31,430.13)
Total Reserves Expense	3,105.00	0.00	3,105.00	31,430.13	0.00	31,430.13	0.00	(31,430.13)
Total Reserves Income / (Loss)	11,055.95	13,696.00	(2,640.05)	67,872.24	95,871.00	(27,998.76)	164,350.00	96,477.76
Total Association Net Income / (Loss)	7,216.53	15,112.00	(7,895.47)	81,494.81	97,662.00	(16,167.19)	164,350.00	82,855.19