

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

As of August 31, 2025

	<u>Balance Aug 31, 2025</u>	<u>Balance Jul 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	211,109.20	194,945.95	16,163.25
1220 - Petty Cash	(140.02)	(140.02)	0.00
1650 - Due (To)/From Reserves	(271,785.28)	(258,089.28)	(13,696.00)
<b>Total Operating Funds</b>	<b>(60,816.10)</b>	<b>(63,283.35)</b>	<b>2,467.25</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	7,594.41	11,077.39	(3,482.98)
<b>Total Accounts Receivable</b>	<b>7,594.41</b>	<b>11,077.39</b>	<b>(3,482.98)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	54,492.69	68,115.89	(13,623.20)
<b>Total Prepaid Expenses</b>	<b>54,492.69</b>	<b>68,115.89</b>	<b>(13,623.20)</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>1,271.00</b>	<b>15,909.93</b>	<b>(14,638.93)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	(70.00)	(40.00)	(30.00)
2025 - Transfer Fee Payable	(3,000.00)	(2,750.00)	(250.00)
2050 - Resident Refunds	841.07	883.31	(42.24)
<b>Total Accounts Payable</b>	<b>(2,228.93)</b>	<b>(1,906.69)</b>	<b>(322.24)</b>

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

As of August 31, 2025

	<u>Balance Aug 31, 2025</u>	<u>Balance Jul 31, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	26,923.53	21,783.09	5,140.44
2400 - Accrued On Site Services	(367.61)	1,106.22	(1,473.83)
<b>Total Accrued Expenses</b>	<b>26,555.92</b>	<b>22,889.31</b>	<b>3,666.61</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	19,548.50	22,951.49	(3,402.99)
<b>Total Prepaid Assessments</b>	<b>19,548.50</b>	<b>22,951.49</b>	<b>(3,402.99)</b>
<b>Total Liabilities</b>	<b>43,875.49</b>	<b>43,934.11</b>	<b>(58.62)</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>(957.74)</b>	<b>13,622.57</b>	<b>(14,580.31)</b>
<b>Total Liabilities and Owner Equity</b>	<b>1,271.00</b>	<b>15,909.93</b>	<b>(14,638.93)</b>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of August 31, 2025

	<u>Balance Aug 31, 2025</u>	<u>Balance Jul 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	214,175.26	214,029.80	145.46
1335 - AAB RSRV #8187	208,192.81	207,875.02	317.79
1651 - Due (To)/From Operating	271,785.28	258,089.28	13,696.00
<b>Total Reserve Funds</b>	<b>694,153.35</b>	<b>679,994.10</b>	<b>14,159.25</b>
<b>Total Assets</b>	<b>694,153.35</b>	<b>679,994.10</b>	<b>14,159.25</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>82,031.49</b>	<b>67,872.24</b>	<b>14,159.25</b>
<b>Total Liabilities and Owner Equity</b>	<b>694,153.35</b>	<b>679,994.10</b>	<b>14,159.25</b>

# Income Statement Report

## Lanai Condos

### Operating

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	72,156.11	69,290.00	2,866.11	554,160.88	554,319.00	(158.12)	831,478.00	277,317.12
<b>Total Assessment Income</b>	<b>72,156.11</b>	<b>69,290.00</b>	<b>2,866.11</b>	<b>554,160.88</b>	<b>554,319.00</b>	<b>(158.12)</b>	<b>831,478.00</b>	<b>277,317.12</b>
<b>User Fee Income</b>								
4075 - Parking Fees	200.00	250.00	(50.00)	1,600.00	2,000.00	(400.00)	3,000.00	1,400.00
4225 - Key Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00	(200.00)
4235 - Laundry Fees	736.00	666.00	70.00	5,705.25	5,333.00	372.25	8,000.00	2,294.75
4240 - Move-In & Out Fees	175.00	0.00	175.00	875.00	0.00	875.00	0.00	(875.00)
4400 - Room Rental Fees	100.00	0.00	100.00	450.00	0.00	450.00	0.00	(450.00)
4405 - Rental Unit	1,600.00	1,609.00	(9.00)	12,800.00	12,867.00	(67.00)	19,300.00	6,500.00
4410 - Storage Rental Fees	145.00	146.00	(1.00)	1,160.00	1,167.00	(7.00)	1,750.00	590.00
<b>Total User Fee Income</b>	<b>3,056.00</b>	<b>2,671.00</b>	<b>385.00</b>	<b>22,790.25</b>	<b>21,367.00</b>	<b>1,423.25</b>	<b>32,050.00</b>	<b>9,259.75</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	4.36	0.00	4.36	21.19	0.00	21.19	0.00	(21.19)
<b>Total Investment Income</b>	<b>4.36</b>	<b>0.00</b>	<b>4.36</b>	<b>21.19</b>	<b>0.00</b>	<b>21.19</b>	<b>0.00</b>	<b>(21.19)</b>
<b>Total Operating Income</b>	<b>75,216.47</b>	<b>71,961.00</b>	<b>3,255.47</b>	<b>576,972.32</b>	<b>575,686.00</b>	<b>1,286.32</b>	<b>863,528.00</b>	<b>286,555.68</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	24.00	(24.00)	80.00	187.00	(107.00)	280.00	200.00
5090 - Office Supplies	0.00	166.00	(166.00)	313.51	1,333.00	(1,019.49)	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)
<b>Total Administrative</b>	<b>0.00</b>	<b>190.00</b>	<b>(190.00)</b>	<b>610.36</b>	<b>1,520.00</b>	<b>(909.64)</b>	<b>2,280.00</b>	<b>1,669.64</b>
<b>Communications</b>								
5200 - Community Events	199.95	41.00	158.95	266.97	333.00	(66.03)	500.00	233.03

# Income Statement Report

## Lanai Condos

### Operating

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Communications</b>								
5210 - Printing & Copying	22.25	100.00	(77.75)	455.59	800.00	(344.41)	1,200.00	744.41
5215 - Postage	0.00	41.00	(41.00)	86.42	333.00	(246.58)	500.00	413.58
<b>Total Communications</b>	<b>222.20</b>	<b>182.00</b>	<b>40.20</b>	<b>808.98</b>	<b>1,466.00</b>	<b>(657.02)</b>	<b>2,200.00</b>	<b>1,391.02</b>
<b>Onsite Services</b>								
5300 - On Site Manager	452.00	1,250.00	(798.00)	7,761.27	10,000.00	(2,238.73)	15,000.00	7,238.73
<b>Total Onsite Services</b>	<b>452.00</b>	<b>1,250.00</b>	<b>(798.00)</b>	<b>7,761.27</b>	<b>10,000.00</b>	<b>(2,238.73)</b>	<b>15,000.00</b>	<b>7,238.73</b>
<b>Insurance</b>								
5400 - Insurance Premiums	13,623.20	14,166.00	(542.80)	109,025.60	113,333.00	(4,307.40)	170,000.00	60,974.40
<b>Total Insurance</b>	<b>13,623.20</b>	<b>14,166.00</b>	<b>(542.80)</b>	<b>109,025.60</b>	<b>113,333.00</b>	<b>(4,307.40)</b>	<b>170,000.00</b>	<b>60,974.40</b>
<b>Utilities</b>								
6000 - Electric Service	5,072.91	3,334.00	1,738.91	30,515.65	26,667.00	3,848.65	40,000.00	9,484.35
6005 - Gas Service	3,019.88	3,750.00	(730.12)	30,346.34	30,000.00	346.34	45,000.00	14,653.66
6025 - Water Service	2,892.25	2,541.00	351.25	24,207.79	20,333.00	3,874.79	30,500.00	6,292.21
6035 - Trash and Recycling Service	875.00	850.00	25.00	7,028.50	6,800.00	228.50	10,200.00	3,171.50
6045 - Cable Service	4,470.97	4,359.00	111.97	35,764.69	34,867.00	897.69	52,300.00	16,535.31
6050 - Telephone Service	623.36	604.00	19.36	4,783.65	4,833.00	(49.35)	7,250.00	2,466.35
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>16,954.37</b>	<b>15,438.00</b>	<b>1,516.37</b>	<b>132,646.62</b>	<b>123,500.00</b>	<b>9,146.62</b>	<b>188,250.00</b>	<b>55,603.38</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	125.00	(125.00)	1,443.87	1,000.00	443.87	1,500.00	56.13
<b>Total Operations</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>1,443.87</b>	<b>1,000.00</b>	<b>443.87</b>	<b>1,500.00</b>	<b>56.13</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	708.12	416.00	292.12	1,097.99	3,333.00	(2,235.01)	5,000.00	3,902.01
6408 - Elevator Services	578.00	550.00	28.00	2,890.00	4,400.00	(1,510.00)	6,600.00	3,710.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	2,400.00	(1,798.32)	3,600.00	2,998.32
6424 - HVAC Services	0.00	0.00	0.00	3,912.25	2,500.00	1,412.25	5,000.00	1,087.75

# Income Statement Report

## Lanai Condos

### Operating

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 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)	23,568.00	23,600.00	(32.00)	35,400.00	11,832.00
6432 - Maintenance Services	6,092.00	6,666.00	(574.00)	49,168.31	53,333.00	(4,164.69)	80,000.00	30,831.69
6434 - Pest Control	250.00	234.00	16.00	1,600.00	1,867.00	(267.00)	2,800.00	1,200.00
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>10,574.12</b>	<b>11,116.00</b>	<b>(541.88)</b>	<b>89,978.73</b>	<b>97,058.00</b>	<b>(7,079.27)</b>	<b>147,400.00</b>	<b>57,421.27</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	19,992.16	5,084.00	14,908.16	36,417.14	40,667.00	(4,249.86)	61,000.00	24,582.86
6515 - Building Repair & Maintenance	1,066.12	2,916.00	(1,849.88)	20,609.13	23,333.00	(2,723.87)	35,000.00	14,390.87
6550 - Elevator Repair & Maintenance	0.00	334.00	(334.00)	16,334.00	2,667.00	13,667.00	4,000.00	(12,334.00)
6565 - Fire System Repair & Maintenance	1,446.00	416.00	1,030.00	1,521.00	3,333.00	(1,812.00)	5,000.00	3,479.00
6570 - Fitness Equipment Repair & Maintenance	0.00	200.00	(200.00)	1,589.28	1,600.00	(10.72)	2,400.00	810.72
6575 - Flooring/Carpet Supply/Rpr & Maintenance	0.00	334.00	(334.00)	0.00	2,667.00	(2,667.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	0.00	41.00	(41.00)	160.00	333.00	(173.00)	500.00	340.00
6695 - Plumbing Supplies/Repair & Maintenance	3,276.86	875.00	2,401.86	10,895.08	7,000.00	3,895.08	10,500.00	(395.08)
6700 - Pool Supplies/Repair & Maintenance	4,661.75	584.00	4,077.75	12,784.50	4,667.00	8,117.50	7,000.00	(5,784.50)
<b>Total Repair &amp; Maintenance</b>	<b>30,442.89</b>	<b>10,784.00</b>	<b>19,658.89</b>	<b>100,310.13</b>	<b>86,267.00</b>	<b>14,043.13</b>	<b>129,400.00</b>	<b>29,089.87</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	0.00	2,200.00	(2,200.00)	3,300.00	3,300.00
7020 - Legal Services	1,107.00	0.00	1,107.00	2,588.00	0.00	2,588.00	0.00	(2,588.00)
7025 - Legal Services - Collections	0.00	0.00	0.00	1,049.50	0.00	1,049.50	0.00	(1,049.50)
7030 - Legal Services - General Counsel	0.00	416.00	(416.00)	0.00	3,333.00	(3,333.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	21,120.00	23,232.00	(2,112.00)	34,848.00	13,728.00
7095 - Other Professional Fees	85.00	0.00	85.00	705.00	0.00	705.00	0.00	(705.00)
<b>Total Professional Services</b>	<b>3,832.00</b>	<b>3,595.00</b>	<b>237.00</b>	<b>25,462.50</b>	<b>28,765.00</b>	<b>(3,302.50)</b>	<b>43,148.00</b>	<b>17,685.50</b>

# Income Statement Report Lanai Condos Operating

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 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	109,567.00	109,567.00	0.00	164,350.00	54,783.00
<b>Total Other Expenses</b>	<b>13,696.00</b>	<b>13,696.00</b>	<b>0.00</b>	<b>109,567.00</b>	<b>109,567.00</b>	<b>0.00</b>	<b>164,350.00</b>	<b>54,783.00</b>
<b>Total Operating Expense</b>	<b>89,796.78</b>	<b>70,542.00</b>	<b>19,254.78</b>	<b>577,930.06</b>	<b>572,476.00</b>	<b>5,454.06</b>	<b>863,528.00</b>	<b>285,597.94</b>
<b>Total Operating Income / (Loss)</b>	<b>(14,580.31)</b>	<b>1,419.00</b>	<b>(15,999.31)</b>	<b>(957.74)</b>	<b>3,210.00</b>	<b>(4,167.74)</b>	<b>0.00</b>	<b>957.74</b>

# Income Statement Report Lanai Condos Reserves

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 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	109,567.00	109,567.00	0.00	164,350.00	54,783.00
4910 - Interest Earned - Reserve Accounts	463.25	0.00	463.25	3,894.62	0.00	3,894.62	0.00	(3,894.62)
<b>Total Investment Income</b>	<b>14,159.25</b>	<b>13,696.00</b>	<b>463.25</b>	<b>113,461.62</b>	<b>109,567.00</b>	<b>3,894.62</b>	<b>164,350.00</b>	<b>50,888.38</b>
<b>Total Reserves Income</b>	<b>14,159.25</b>	<b>13,696.00</b>	<b>463.25</b>	<b>113,461.62</b>	<b>109,567.00</b>	<b>3,894.62</b>	<b>164,350.00</b>	<b>50,888.38</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9818 - Building Expenses	0.00	0.00	0.00	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)
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>(31,430.13)</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>(31,430.13)</b>
<b>Total Reserves Income / (Loss)</b>	<b>14,159.25</b>	<b>13,696.00</b>	<b>463.25</b>	<b>82,031.49</b>	<b>109,567.00</b>	<b>(27,535.51)</b>	<b>164,350.00</b>	<b>82,318.51</b>
<b>Total Association Net Income / (Loss)</b>	<b>(421.06)</b>	<b>15,115.00</b>	<b>(15,536.06)</b>	<b>81,073.75</b>	<b>112,777.00</b>	<b>(31,703.25)</b>	<b>164,350.00</b>	<b>83,276.25</b>