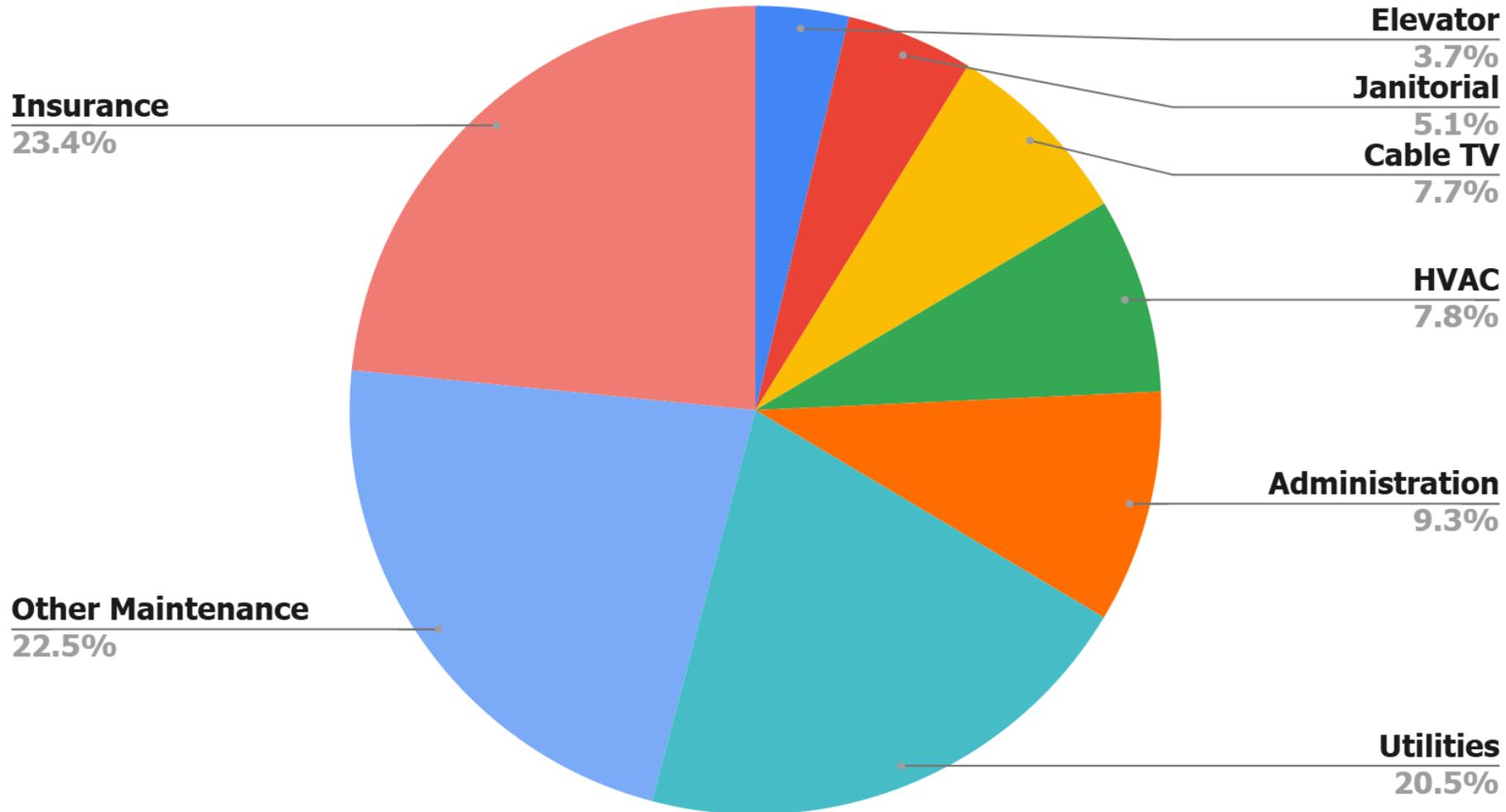


Budget 2026

Lanai Condominium Association
(11.20.2025 version)

Lanai Expense Allocation 2025 through October 31st

Lanai Expenditure as Portion of Actual 2025 Operating Expenses (YTD)



Previous Results

	Operating Expenses (not sp. assessment)	Budget Variance
2020	\$567,077	+\$57,632 (11%)
2021	\$610,963	+\$86,014 (27%)
2022	\$653,976	+\$28,246 (5%)
2023	\$665,671	+ \$87,718 (13%)
2024	\$782,674	+ \$127,124 (16%)
2025 YTD	\$581,694	+ \$2,711 (0.5%)

Reserves

	Balance (EoY)	Contribution
2019	\$32,361	<i>No data</i>
2020	\$88,893	\$106,325
2021	\$210,732	\$126,956
2022	\$286,154	\$129,112
2023	\$396,997	\$170,597
2024	\$612,122	\$208,092
2025	\$546,574 (As of Oct 31)	\$164,350
2026	**	\$138,638 (Projected)

** Reserve amount will fluctuate greatly throughout 2026 due to elevator modernization

Recommended 2026 Plan

\$724,680	Operating Budget
+ \$138,638	Reserves
<hr/>	
\$863,318	Total Budget
- \$31,840	of stable Non-Assessment Income
<hr/>	
\$831,478	Total 2026 Assessments

Budget Highlights

- ▶ NO Increase in monthly dues
- ▶ Assumed 15% increase on Insurance
- ▶ No increase or slight increase for all other budget lines
- ▶ Including \$2,700 for new composting service
- ▶ Elevator modernization will be a reserve-funded project, i.e. we don't expect it to impact our operating fund
 - ▶ Estimated cost of \$502,000
 - ▶ Partially funded by \$300,000 special assessment

2026 Lanai HOA Monthly Assessments

201	\$883.31	401	\$883.31	601	\$883.31	801	\$883.31	1001	\$883.31
202	\$743.10	402	\$883.31	602	\$883.31	802	\$883.31	1002	\$883.31
203	\$587.31	403	\$587.31	603	\$587.31	803	\$587.31	1003	\$587.31
204	\$525.64	404	\$525.64	604	\$525.64	804	\$525.64	1004	\$525.64
205	\$587.31	405	\$587.31	605	\$587.31	805	\$587.31	1005	\$587.31
206	\$603.54	406	\$603.54	606	\$603.54	806	\$603.54	1006	\$603.54
207	\$587.31	407	\$587.31	607	\$587.31	807	\$587.31	1007	\$587.31
208	\$525.64	408	\$525.64	608	\$525.64	808	\$525.64	1008	\$525.64
209	\$883.31	409	\$883.31	609	\$883.31	809	\$883.31	1009	\$883.31
210	\$883.31	410	\$883.31	610	\$883.31	810	\$883.31	1010	\$883.31
301	\$883.31	501	\$883.31	701	\$883.31	901	\$883.31	1101	\$883.31
302	\$883.31	502	\$883.31	702	\$883.31	902	\$883.31	1102	\$883.31
303	\$587.31	503	\$587.31	703	\$587.31	903	\$587.31	1103	\$587.31
304	\$525.64	504	\$525.64	704	\$525.64	904	\$525.64	1104	\$481.00
305	\$587.31	505	\$587.31	705	\$587.31	905	\$587.31	1105	\$542.67
306	\$603.54	506	\$603.54	706	\$603.54	906	\$603.54	1106	\$603.54
307	\$587.31	507	\$587.31	707	\$587.31	907	\$587.31	1107	\$587.31
308	\$525.64	508	\$525.64	708	\$525.64	908	\$525.64	1108	\$525.64
309	\$883.31	509	\$883.31	709	\$883.31	909	\$883.31	1109	\$883.31
310	\$883.31	510	\$883.31	710	\$883.31	910	\$883.31	1110	\$883.31