

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

As of January 31, 2026

	<u>Balance Jan 31, 2026</u>	<u>Balance Dec 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	354,435.61	405,731.26	(51,295.65)
1650 - Due (To)/From Reserves	(326,568.28)	(326,568.28)	0.00
<b>Total Operating Funds</b>	<b>27,867.33</b>	<b>79,162.98</b>	<b>(51,295.65)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	28,856.09	92,341.76	(63,485.67)
1525 - Accounts Receivable Other	0.00	4,933.31	(4,933.31)
<b>Total Accounts Receivable</b>	<b>28,856.09</b>	<b>97,275.07</b>	<b>(68,418.98)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	130,751.18	0.00	130,751.18
<b>Total Prepaid Expenses</b>	<b>130,751.18</b>	<b>0.00</b>	<b>130,751.18</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>187,474.60</b>	<b>176,438.05</b>	<b>11,036.55</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	(50.00)	0.00	(50.00)
2050 - Resident Refunds	(883.31)	0.00	(883.31)
<b>Total Accounts Payable</b>	<b>(933.31)</b>	<b>0.00</b>	<b>(933.31)</b>

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**Lanai Condos**  
**Operating**

As of January 31, 2026

	<u>Balance Jan 31, 2026</u>	<u>Balance Dec 31, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	27,937.13	32,417.14	(4,480.01)
2400 - Accrued On Site Services	85.67	110.64	(24.97)
<b>Total Accrued Expenses</b>	<b>28,022.80</b>	<b>32,527.78</b>	<b>(4,504.98)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	39,035.48	28,619.83	10,415.65
2596 - Deferred Revenue-Special Assessments	0.00	148,888.11	(148,888.11)
<b>Total Prepaid Assessments</b>	<b>39,035.48</b>	<b>177,507.94</b>	<b>(138,472.46)</b>
<b>Total Liabilities</b>	<b>66,124.97</b>	<b>210,035.72</b>	<b>(143,910.75)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	(43,697.67)	(43,697.67)	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
<b>Total Owners Equity</b>	<b>(33,597.67)</b>	<b>(33,597.67)</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>(33,597.67)</b>	<b>(33,597.67)</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>154,947.30</b>	<b>0.00</b>	<b>154,947.30</b>
<b>Total Liabilities and Owner Equity</b>	<b>187,474.60</b>	<b>176,438.05</b>	<b>11,036.55</b>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of January 31, 2026

	<u>Balance Jan 31, 2026</u>	<u>Balance Dec 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	38,650.00	38,627.03	22.97
1335 - AAB RSRV #8187	221,330.71	209,448.22	11,882.49
1651 - Due (To)/From Operating	326,568.28	326,568.28	0.00
<b>Total Reserve Funds</b>	<b>586,548.99</b>	<b>574,643.53</b>	<b>11,905.46</b>
<b>Total Assets</b>	<b>586,548.99</b>	<b>574,643.53</b>	<b>11,905.46</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	574,643.53	574,643.53	0.00
<b>Total Owners Equity</b>	<b>574,643.53</b>	<b>574,643.53</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>574,643.53</b>	<b>574,643.53</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>11,905.46</b>	<b>0.00</b>	<b>11,905.46</b>
<b>Total Liabilities and Owner Equity</b>	<b>586,548.99</b>	<b>574,643.53</b>	<b>11,905.46</b>

# Income Statement Report

## Lanai Condos

### Operating

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	69,270.11	69,290.00	(19.89)	69,270.11	69,290.00	(19.89)	831,478.00	762,207.89
4030 - Special Assessments	148,888.11	0.00	148,888.11	148,888.11	0.00	148,888.11	0.00	(148,888.11)
<b>Total Assessment Income</b>	<b>218,158.22</b>	<b>69,290.00</b>	<b>148,868.22</b>	<b>218,158.22</b>	<b>69,290.00</b>	<b>148,868.22</b>	<b>831,478.00</b>	<b>613,319.78</b>
<b>User Fee Income</b>								
4075 - Parking Fees	200.00	200.00	0.00	200.00	200.00	0.00	2,400.00	2,200.00
4225 - Key Fees	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
4235 - Laundry Fees	580.25	708.00	(127.75)	580.25	708.00	(127.75)	8,500.00	7,919.75
4248 - Administrative Fees	102.00	0.00	102.00	102.00	0.00	102.00	0.00	(102.00)
4400 - Room Rental Fees	125.00	0.00	125.00	125.00	0.00	125.00	0.00	(125.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	1,600.00	1,600.00	0.00	19,200.00	17,600.00
4410 - Storage Rental Fees	25.00	145.00	(120.00)	25.00	145.00	(120.00)	1,740.00	1,715.00
<b>Total User Fee Income</b>	<b>2,682.25</b>	<b>2,653.00</b>	<b>29.25</b>	<b>2,682.25</b>	<b>2,653.00</b>	<b>29.25</b>	<b>31,840.00</b>	<b>29,157.75</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	9.13	0.00	9.13	9.13	0.00	9.13	0.00	(9.13)
<b>Total Investment Income</b>	<b>9.13</b>	<b>0.00</b>	<b>9.13</b>	<b>9.13</b>	<b>0.00</b>	<b>9.13</b>	<b>0.00</b>	<b>(9.13)</b>
<b>Total Operating Income</b>	<b>220,849.60</b>	<b>71,943.00</b>	<b>148,906.60</b>	<b>220,849.60</b>	<b>71,943.00</b>	<b>148,906.60</b>	<b>863,318.00</b>	<b>642,468.40</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	4,252.25	13.00	4,239.25	4,252.25	13.00	4,239.25	150.00	(4,102.25)
5015 - Bank Charges	0.00	21.00	(21.00)	0.00	21.00	(21.00)	250.00	250.00
5090 - Office Supplies	8.84	83.00	(74.16)	8.84	83.00	(74.16)	1,000.00	991.16
5115 - Web Site Maintenance	0.00	13.00	(13.00)	0.00	13.00	(13.00)	150.00	150.00
<b>Total Administrative</b>	<b>4,261.09</b>	<b>130.00</b>	<b>4,131.09</b>	<b>4,261.09</b>	<b>130.00</b>	<b>4,131.09</b>	<b>1,550.00</b>	<b>(2,711.09)</b>
<b>Communications</b>								
5200 - Community Events	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00

# Income Statement Report

## Lanai Condos

### Operating

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Communications</b>								
5210 - Printing & Copying	75.00	100.00	(25.00)	75.00	100.00	(25.00)	1,200.00	1,125.00
5215 - Postage	13.26	42.00	(28.74)	13.26	42.00	(28.74)	500.00	486.74
<b>Total Communications</b>	<b>88.26</b>	<b>225.00</b>	<b>(136.74)</b>	<b>88.26</b>	<b>225.00</b>	<b>(136.74)</b>	<b>2,700.00</b>	<b>2,611.74</b>
<b>Onsite Services</b>								
5300 - On Site Manager	703.99	1,000.00	(296.01)	703.99	1,000.00	(296.01)	12,000.00	11,296.01
<b>Total Onsite Services</b>	<b>703.99</b>	<b>1,000.00</b>	<b>(296.01)</b>	<b>703.99</b>	<b>1,000.00</b>	<b>(296.01)</b>	<b>12,000.00</b>	<b>11,296.01</b>
<b>Insurance</b>								
5400 - Insurance Premiums	11,889.47	16,292.00	(4,402.53)	11,889.47	16,292.00	(4,402.53)	195,500.00	183,610.53
<b>Total Insurance</b>	<b>11,889.47</b>	<b>16,292.00</b>	<b>(4,402.53)</b>	<b>11,889.47</b>	<b>16,292.00</b>	<b>(4,402.53)</b>	<b>195,500.00</b>	<b>183,610.53</b>
<b>Utilities</b>								
6000 - Electric Service	2,034.43	3,167.00	(1,132.57)	2,034.43	3,167.00	(1,132.57)	38,000.00	35,965.57
6005 - Gas Service	5,826.81	4,167.00	1,659.81	5,826.81	4,167.00	1,659.81	50,000.00	44,173.19
6025 - Water Service	1,367.79	3,167.00	(1,799.21)	1,367.79	3,167.00	(1,799.21)	38,000.00	36,632.21
6035 - Trash and Recycling Service	910.00	917.00	(7.00)	910.00	917.00	(7.00)	11,000.00	10,090.00
6045 - Cable Service	4,659.69	4,358.00	301.69	4,659.69	4,358.00	301.69	52,300.00	47,640.31
6050 - Telephone Service	462.92	600.00	(137.08)	462.92	600.00	(137.08)	7,200.00	6,737.08
6070 - Storm Drain	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
6075 - Other Utility Expenses	169.00	225.00	(56.00)	169.00	225.00	(56.00)	2,700.00	2,531.00
<b>Total Utilities</b>	<b>15,430.64</b>	<b>16,601.00</b>	<b>(1,170.36)</b>	<b>15,430.64</b>	<b>16,601.00</b>	<b>(1,170.36)</b>	<b>202,200.00</b>	<b>186,769.36</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	458.00	(458.00)	0.00	458.00	(458.00)	5,500.00	5,500.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>458.00</b>	<b>(458.00)</b>	<b>0.00</b>	<b>458.00</b>	<b>(458.00)</b>	<b>5,500.00</b>	<b>5,500.00</b>
<b>Operations</b>								
6300 - Permits & Licenses	868.72	150.00	718.72	868.72	150.00	718.72	1,800.00	931.28
<b>Total Operations</b>	<b>868.72</b>	<b>150.00</b>	<b>718.72</b>	<b>868.72</b>	<b>150.00</b>	<b>718.72</b>	<b>1,800.00</b>	<b>931.28</b>

# Income Statement Report

## Lanai Condos

### Operating

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Contracted Services</b>								
6408 - Elevator Services	606.00	417.00	189.00	606.00	417.00	189.00	5,000.00	4,394.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	0.00	300.00	(300.00)	3,600.00	3,600.00
6424 - HVAC Services	2,780.75	583.00	2,197.75	2,780.75	583.00	2,197.75	7,000.00	4,219.25
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	2,946.00	2,950.00	(4.00)	35,400.00	32,454.00
6432 - Maintenance Services	6,290.89	6,565.00	(274.11)	6,290.89	6,565.00	(274.11)	78,780.00	72,489.11
6434 - Pest Control	250.00	200.00	50.00	250.00	200.00	50.00	2,400.00	2,150.00
6442 - Snow Removal Services	324.00	1,500.00	(1,176.00)	324.00	1,500.00	(1,176.00)	12,000.00	11,676.00
<b>Total Contracted Services</b>	<b>13,197.64</b>	<b>12,515.00</b>	<b>682.64</b>	<b>13,197.64</b>	<b>12,515.00</b>	<b>682.64</b>	<b>144,180.00</b>	<b>130,982.36</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	1,231.00	3,333.00	(2,102.00)	1,231.00	3,333.00	(2,102.00)	40,000.00	38,769.00
6515 - Building Repair & Maintenance	2,500.00	3,333.00	(833.00)	2,500.00	3,333.00	(833.00)	40,000.00	37,500.00
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
6565 - Fire System Repair & Maintenance	(570.00)	146.00	(716.00)	(570.00)	146.00	(716.00)	1,750.00	2,320.00
6570 - Fitness Equipment Repair & Maintenance	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	208.00	(208.00)	0.00	208.00	(208.00)	2,500.00	2,500.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6695 - Plumbing Supplies/Repair & Maintenance	1,981.32	1,250.00	731.32	1,981.32	1,250.00	731.32	15,000.00	13,018.68
6700 - Pool Supplies/Repair & Maintenance	0.00	750.00	(750.00)	0.00	750.00	(750.00)	9,000.00	9,000.00
<b>Total Repair &amp; Maintenance</b>	<b>5,142.32</b>	<b>9,495.00</b>	<b>(4,352.68)</b>	<b>5,142.32</b>	<b>9,495.00</b>	<b>(4,352.68)</b>	<b>113,950.00</b>	<b>108,807.68</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	3,025.00	(385.00)	2,640.00	3,025.00	(385.00)	36,300.00	33,660.00
<b>Total Professional Services</b>	<b>2,640.00</b>	<b>3,775.00</b>	<b>(1,135.00)</b>	<b>2,640.00</b>	<b>3,775.00</b>	<b>(1,135.00)</b>	<b>45,300.00</b>	<b>42,660.00</b>

# Income Statement Report

## Lanai Condos

### Operating

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	127.00	0.00	127.00	127.00	0.00	127.00	0.00	(127.00)
<b>Total Reimbursable Expenses</b>	<b>127.00</b>	<b>0.00</b>	<b>127.00</b>	<b>127.00</b>	<b>0.00</b>	<b>127.00</b>	<b>0.00</b>	<b>(127.00)</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	11,553.17	11,553.00	0.17	11,553.17	11,553.00	0.17	138,638.00	127,084.83
<b>Total Other Expenses</b>	<b>11,553.17</b>	<b>11,553.00</b>	<b>0.17</b>	<b>11,553.17</b>	<b>11,553.00</b>	<b>0.17</b>	<b>138,638.00</b>	<b>127,084.83</b>
<b>Total Operating Expense</b>	<b>65,902.30</b>	<b>72,194.00</b>	<b>(6,291.70)</b>	<b>65,902.30</b>	<b>72,194.00</b>	<b>(6,291.70)</b>	<b>863,318.00</b>	<b>797,415.70</b>
<b>Total Operating Income / (Loss)</b>	<b>154,947.30</b>	<b>(251.00)</b>	<b>155,198.30</b>	<b>154,947.30</b>	<b>(251.00)</b>	<b>155,198.30</b>	<b>0.00</b>	<b>(154,947.30)</b>

# Income Statement Report Lanai Condos Reserves

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	11,553.17	11,553.00	0.17	11,553.17	11,553.00	0.17	138,638.00	127,084.83
4910 - Interest Earned - Reserve Accounts	352.29	0.00	352.29	352.29	0.00	352.29	0.00	(352.29)
<b>Total Investment Income</b>	<b>11,905.46</b>	<b>11,553.00</b>	<b>352.46</b>	<b>11,905.46</b>	<b>11,553.00</b>	<b>352.46</b>	<b>138,638.00</b>	<b>126,732.54</b>
<b>Total Reserves Income</b>	<b>11,905.46</b>	<b>11,553.00</b>	<b>352.46</b>	<b>11,905.46</b>	<b>11,553.00</b>	<b>352.46</b>	<b>138,638.00</b>	<b>126,732.54</b>
<b>Total Reserves Income / (Loss)</b>	<b>11,905.46</b>	<b>11,553.00</b>	<b>352.46</b>	<b>11,905.46</b>	<b>11,553.00</b>	<b>352.46</b>	<b>138,638.00</b>	<b>126,732.54</b>
<b>Total Association Net Income / (Loss)</b>	<b>166,852.76</b>	<b>11,302.00</b>	<b>155,550.76</b>	<b>166,852.76</b>	<b>11,302.00</b>	<b>155,550.76</b>	<b>138,638.00</b>	<b>(28,214.76)</b>