

Balance Sheet Report
Lanai Condos
Operating

As of February 28, 2026

	<u>Balance Feb 28, 2026</u>	<u>Balance Jan 31, 2026</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	386,369.44	354,435.61	31,933.83
1650 - Due (To)/From Reserves	(326,568.28)	(326,568.28)	0.00
Total Operating Funds	59,801.16	27,867.33	31,933.83
Accounts Receivable			
1500 - Residential Assessments Receivable	17,756.32	28,856.09	(11,099.77)
Total Accounts Receivable	17,756.32	28,856.09	(11,099.77)
Prepaid Expenses			
1600 - Prepaid Insurance	118,864.71	130,751.18	(11,886.47)
Total Prepaid Expenses	118,864.71	130,751.18	(11,886.47)
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	196,422.19	187,474.60	8,947.59
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	(50.00)	(50.00)	0.00
2025 - Transfer Fee Payable	(250.00)	0.00	(250.00)
2050 - Resident Refunds	(883.31)	(883.31)	0.00
Total Accounts Payable	(1,183.31)	(933.31)	(250.00)

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<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	32,242.07	27,937.13	4,304.94
2400 - Accrued On Site Services	350.19	85.67	264.52
Total Accrued Expenses	32,592.26	28,022.80	4,569.46
Prepaid Assessments			
2550 - Prepaid Assessments	38,362.27	39,035.48	(673.21)
Total Prepaid Assessments	38,362.27	39,035.48	(673.21)
Total Liabilities	69,771.22	66,124.97	3,646.25
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	(43,697.67)	(43,697.67)	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
Total Owners Equity	(33,597.67)	(33,597.67)	0.00
Total Owners' Equity	(33,597.67)	(33,597.67)	0.00
Operating Income / (Loss)	160,248.64	154,947.30	5,301.34
Total Liabilities and Owner Equity	196,422.19	187,474.60	8,947.59

**Balance Sheet Report
Lanai Condos
Reserves**

As of February 28, 2026

	<u>Balance Feb 28, 2026</u>	<u>Balance Jan 31, 2026</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	38,670.75	38,650.00	20.75
1335 - AAB RSRV #8187	233,195.76	221,330.71	11,865.05
1651 - Due (To)/From Operating	326,568.28	326,568.28	0.00
Total Reserve Funds	598,434.79	586,548.99	11,885.80
Total Assets	598,434.79	586,548.99	11,885.80
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	574,643.53	574,643.53	0.00
Total Owners Equity	574,643.53	574,643.53	0.00
Total Owners' Equity	574,643.53	574,643.53	0.00
Reserves Income / (Loss)	23,791.26	11,905.46	11,885.80
Total Liabilities and Owner Equity	598,434.79	586,548.99	11,885.80

Income Statement Report

Lanai Condos

Operating

February 01, 2026 thru February 28, 2026

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	69,270.11	69,290.00	(19.89)	138,540.22	138,580.00	(39.78)	831,478.00	692,937.78
4030 - Special Assessments	1,254.39	0.00	1,254.39	150,142.50	0.00	150,142.50	0.00	(150,142.50)
Total Assessment Income	70,524.50	69,290.00	1,234.50	288,682.72	138,580.00	150,102.72	831,478.00	542,795.28
User Fee Income								
4075 - Parking Fees	200.00	200.00	0.00	400.00	400.00	0.00	2,400.00	2,000.00
4225 - Key Fees	50.00	0.00	50.00	100.00	0.00	100.00	0.00	(100.00)
4235 - Laundry Fees	530.75	709.00	(178.25)	1,111.00	1,417.00	(306.00)	8,500.00	7,389.00
4248 - Administrative Fees	190.00	0.00	190.00	292.00	0.00	292.00	0.00	(292.00)
4400 - Room Rental Fees	50.00	0.00	50.00	175.00	0.00	175.00	0.00	(175.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	3,200.00	3,200.00	0.00	19,200.00	16,000.00
4410 - Storage Rental Fees	145.00	145.00	0.00	170.00	290.00	(120.00)	1,740.00	1,570.00
Total User Fee Income	2,765.75	2,654.00	111.75	5,448.00	5,307.00	141.00	31,840.00	26,392.00
Investment Income								
4900 - Interest Earned - Operating Accounts	7.33	0.00	7.33	16.46	0.00	16.46	0.00	(16.46)
Total Investment Income	7.33	0.00	7.33	16.46	0.00	16.46	0.00	(16.46)
Total Operating Income	73,297.58	71,944.00	1,353.58	294,147.18	143,887.00	150,260.18	863,318.00	569,170.82
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	12.00	(12.00)	4,252.25	25.00	4,227.25	150.00	(4,102.25)
5015 - Bank Charges	0.00	21.00	(21.00)	0.00	42.00	(42.00)	250.00	250.00
5090 - Office Supplies	0.00	84.00	(84.00)	8.84	167.00	(158.16)	1,000.00	991.16
5115 - Web Site Maintenance	0.00	12.00	(12.00)	0.00	25.00	(25.00)	150.00	150.00
Total Administrative	0.00	129.00	(129.00)	4,261.09	259.00	4,002.09	1,550.00	(2,711.09)
Communications								
5200 - Community Events	200.00	84.00	116.00	200.00	167.00	33.00	1,000.00	800.00

Income Statement Report

Lanai Condos

Operating

February 01, 2026 thru February 28, 2026

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Communications								
5210 - Printing & Copying	0.00	100.00	(100.00)	75.00	200.00	(125.00)	1,200.00	1,125.00
5215 - Postage	0.00	41.00	(41.00)	13.26	83.00	(69.74)	500.00	486.74
Total Communications	200.00	225.00	(25.00)	288.26	450.00	(161.74)	2,700.00	2,411.74
Onsite Services								
5300 - On Site Manager	979.04	1,000.00	(20.96)	1,683.03	2,000.00	(316.97)	12,000.00	10,316.97
Total Onsite Services	979.04	1,000.00	(20.96)	1,683.03	2,000.00	(316.97)	12,000.00	10,316.97
Insurance								
5400 - Insurance Premiums	11,886.47	16,291.00	(4,404.53)	23,775.94	32,583.00	(8,807.06)	195,500.00	171,724.06
Total Insurance	11,886.47	16,291.00	(4,404.53)	23,775.94	32,583.00	(8,807.06)	195,500.00	171,724.06
Utilities								
6000 - Electric Service	2,115.04	3,166.00	(1,050.96)	4,149.47	6,333.00	(2,183.53)	38,000.00	33,850.53
6005 - Gas Service	6,908.96	4,166.00	2,742.96	12,735.77	8,333.00	4,402.77	50,000.00	37,264.23
6025 - Water Service	2,581.31	3,166.00	(584.69)	3,949.10	6,333.00	(2,383.90)	38,000.00	34,050.90
6035 - Trash and Recycling Service	1,010.00	916.00	94.00	1,920.00	1,833.00	87.00	11,000.00	9,080.00
6045 - Cable Service	4,659.69	4,359.00	300.69	9,319.38	8,717.00	602.38	52,300.00	42,980.62
6050 - Telephone Service	1,110.24	600.00	510.24	1,573.16	1,200.00	373.16	7,200.00	5,626.84
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	220.00	225.00	(5.00)	389.00	450.00	(61.00)	2,700.00	2,311.00
Total Utilities	18,605.24	16,598.00	2,007.24	34,035.88	33,199.00	836.88	202,200.00	168,164.12
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	459.00	(459.00)	0.00	917.00	(917.00)	5,500.00	5,500.00
Total Landscaping	0.00	459.00	(459.00)	0.00	917.00	(917.00)	5,500.00	5,500.00
Operations								
6300 - Permits & Licenses	70.66	150.00	(79.34)	939.38	300.00	639.38	1,800.00	860.62
Total Operations	70.66	150.00	(79.34)	939.38	300.00	639.38	1,800.00	860.62

Income Statement Report

Lanai Condos

Operating

February 01, 2026 thru February 28, 2026

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6408 - Elevator Services	606.00	416.00	190.00	1,212.00	833.00	379.00	5,000.00	3,788.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	0.00	600.00	(600.00)	3,600.00	3,600.00
6424 - HVAC Services	2,780.75	584.00	2,196.75	5,561.50	1,167.00	4,394.50	7,000.00	1,438.50
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	5,892.00	5,900.00	(8.00)	35,400.00	29,508.00
6432 - Maintenance Services	4,682.48	6,565.00	(1,882.52)	10,973.37	13,130.00	(2,156.63)	78,780.00	67,806.63
6434 - Pest Control	250.00	200.00	50.00	500.00	400.00	100.00	2,400.00	1,900.00
6442 - Snow Removal Services	579.00	1,500.00	(921.00)	903.00	3,000.00	(2,097.00)	12,000.00	11,097.00
Total Contracted Services	11,844.23	12,515.00	(670.77)	25,041.87	25,030.00	11.87	144,180.00	119,138.13
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	863.50	3,334.00	(2,470.50)	2,094.50	6,667.00	(4,572.50)	40,000.00	37,905.50
6515 - Building Repair & Maintenance	1,897.04	3,334.00	(1,436.96)	4,397.04	6,667.00	(2,269.96)	40,000.00	35,602.96
6550 - Elevator Repair & Maintenance	6,720.00	334.00	6,386.00	6,720.00	667.00	6,053.00	4,000.00	(2,720.00)
6565 - Fire System Repair & Maintenance	0.00	146.00	(146.00)	(570.00)	292.00	(862.00)	1,750.00	2,320.00
6570 - Fitness Equipment Repair & Maintenance	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	209.00	(209.00)	0.00	417.00	(417.00)	2,500.00	2,500.00
6635 - Janitorial Supplies & Maintenance	187.89	41.00	146.89	187.89	83.00	104.89	500.00	312.11
6695 - Plumbing Supplies/Repair & Maintenance	490.00	1,250.00	(760.00)	2,471.32	2,500.00	(28.68)	15,000.00	12,528.68
6700 - Pool Supplies/Repair & Maintenance	0.00	750.00	(750.00)	0.00	1,500.00	(1,500.00)	9,000.00	9,000.00
Total Repair & Maintenance	10,158.43	9,498.00	660.43	15,300.75	18,993.00	(3,692.25)	113,950.00	98,649.25
Professional Services								
7000 - Audit & Tax Services	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
7020 - Legal Services	59.00	0.00	59.00	59.00	0.00	59.00	0.00	(59.00)
7030 - Legal Services - General Counsel	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	3,025.00	(385.00)	5,280.00	6,050.00	(770.00)	36,300.00	31,020.00
Total Professional Services	2,699.00	3,775.00	(1,076.00)	5,339.00	7,550.00	(2,211.00)	45,300.00	39,961.00

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February 01, 2026 thru February 28, 2026

	Current Period			Year to Date (2 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	127.00	0.00	127.00	0.00	(127.00)
Total Reimbursable Expenses	0.00	0.00	0.00	127.00	0.00	127.00	0.00	(127.00)
Other Expenses								
9105 - Reserve Contribution Expense	11,553.17	11,553.00	0.17	23,106.34	23,106.00	0.34	138,638.00	115,531.66
Total Other Expenses	11,553.17	11,553.00	0.17	23,106.34	23,106.00	0.34	138,638.00	115,531.66
Total Operating Expense	67,996.24	72,193.00	(4,196.76)	133,898.54	144,387.00	(10,488.46)	863,318.00	729,419.46
Total Operating Income / (Loss)	5,301.34	(249.00)	5,550.34	160,248.64	(500.00)	160,748.64	0.00	(160,248.64)

Income Statement Report Lanai Condos Reserves

February 01, 2026 thru February 28, 2026

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	11,553.17	11,553.00	0.17	23,106.34	23,106.00	0.34	138,638.00	115,531.66
4910 - Interest Earned - Reserve Accounts	332.63	0.00	332.63	684.92	0.00	684.92	0.00	(684.92)
Total Investment Income	11,885.80	11,553.00	332.80	23,791.26	23,106.00	685.26	138,638.00	114,846.74
Total Reserves Income	11,885.80	11,553.00	332.80	23,791.26	23,106.00	685.26	138,638.00	114,846.74
Total Reserves Income / (Loss)	11,885.80	11,553.00	332.80	23,791.26	23,106.00	685.26	138,638.00	114,846.74
Total Association Net Income / (Loss)	17,187.14	11,304.00	5,883.14	184,039.90	22,606.00	161,433.90	138,638.00	(45,401.90)