

Balance Sheet Report
Lanai Condos
Operating

As of March 31, 2026

	<u>Balance Mar 31, 2026</u>	<u>Balance Feb 28, 2026</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	398,742.42	386,369.44	12,372.98
1650 - Due (To)/From Reserves	(326,568.28)	(326,568.28)	0.00
Total Operating Funds	72,174.14	59,801.16	12,372.98
Accounts Receivable			
1500 - Residential Assessments Receivable	16,919.13	17,756.32	(837.19)
Total Accounts Receivable	16,919.13	17,756.32	(837.19)
Prepaid Expenses			
1600 - Prepaid Insurance	106,978.24	118,864.71	(11,886.47)
Total Prepaid Expenses	106,978.24	118,864.71	(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	196,071.51	196,422.19	(350.68)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	(50.00)	(50.00)	0.00
2025 - Transfer Fee Payable	(250.00)	(250.00)	0.00
2050 - Resident Refunds	(883.31)	(883.31)	0.00
Total Accounts Payable	(1,183.31)	(1,183.31)	0.00

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	<u>Balance</u> <u>Mar 31, 2026</u>	<u>Balance</u> <u>Feb 28, 2026</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	25,422.76	32,242.07	(6,819.31)
2400 - Accrued On Site Services	328.96	350.19	(21.23)
Total Accrued Expenses	25,751.72	32,592.26	(6,840.54)
Prepaid Assessments			
2550 - Prepaid Assessments	44,627.23	38,362.27	6,264.96
Total Prepaid Assessments	44,627.23	38,362.27	6,264.96
Total Liabilities	69,195.64	69,771.22	(575.58)
<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)	160,473.54	160,248.64	224.90
Total Liabilities and Owner Equity	196,071.51	196,422.19	(350.68)

**Balance Sheet Report
Lanai Condos
Reserves**

As of March 31, 2026

	<u>Balance Mar 31, 2026</u>	<u>Balance Feb 28, 2026</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	38,693.74	38,670.75	22.99
1335 - AAB RSRV #8187	245,113.98	233,195.76	11,918.22
1651 - Due (To)/From Operating	326,568.28	326,568.28	0.00
Total Reserve Funds	610,376.00	598,434.79	11,941.21
Total Assets	610,376.00	598,434.79	11,941.21
<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)	35,732.47	23,791.26	11,941.21
Total Liabilities and Owner Equity	610,376.00	598,434.79	11,941.21

Income Statement Report

Lanai Condos

Operating

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 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)	207,810.33	207,870.00	(59.67)	831,478.00	623,667.67
4030 - Special Assessments	0.00	0.00	0.00	150,142.50	0.00	150,142.50	0.00	(150,142.50)
Total Assessment Income	69,270.11	69,290.00	(19.89)	357,952.83	207,870.00	150,082.83	831,478.00	473,525.17
User Fee Income								
4075 - Parking Fees	100.00	200.00	(100.00)	500.00	600.00	(100.00)	2,400.00	1,900.00
4225 - Key Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4235 - Laundry Fees	620.75	708.00	(87.25)	1,731.75	2,125.00	(393.25)	8,500.00	6,768.25
4248 - Administrative Fees	131.00	0.00	131.00	423.00	0.00	423.00	0.00	(423.00)
4400 - Room Rental Fees	0.00	0.00	0.00	175.00	0.00	175.00	0.00	(175.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	4,800.00	4,800.00	0.00	19,200.00	14,400.00
4410 - Storage Rental Fees	55.00	145.00	(90.00)	225.00	435.00	(210.00)	1,740.00	1,515.00
Total User Fee Income	2,506.75	2,653.00	(146.25)	7,954.75	7,960.00	(5.25)	31,840.00	23,885.25
Other Income								
4812 - Damage Reimbursement	332.28	0.00	332.28	332.28	0.00	332.28	0.00	(332.28)
Total Other Income	332.28	0.00	332.28	332.28	0.00	332.28	0.00	(332.28)
Investment Income								
4900 - Interest Earned - Operating Accounts	8.55	0.00	8.55	25.01	0.00	25.01	0.00	(25.01)
Total Investment Income	8.55	0.00	8.55	25.01	0.00	25.01	0.00	(25.01)
Total Operating Income	72,117.69	71,943.00	174.69	366,264.87	215,830.00	150,434.87	863,318.00	497,053.13
<u>Expense</u>								
Administrative								
5000 - General Administrative	248.15	13.00	235.15	4,500.40	38.00	4,462.40	150.00	(4,350.40)
5015 - Bank Charges	0.00	21.00	(21.00)	0.00	63.00	(63.00)	250.00	250.00
5090 - Office Supplies	53.64	83.00	(29.36)	62.48	250.00	(187.52)	1,000.00	937.52

Income Statement Report

Lanai Condos

Operating

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Administrative								
5115 - Web Site Maintenance	0.00	13.00	(13.00)	0.00	38.00	(38.00)	150.00	150.00
Total Administrative	301.79	130.00	171.79	4,562.88	389.00	4,173.88	1,550.00	(3,012.88)
Communications								
5200 - Community Events	33.55	83.00	(49.45)	233.55	250.00	(16.45)	1,000.00	766.45
5210 - Printing & Copying	0.00	100.00	(100.00)	75.00	300.00	(225.00)	1,200.00	1,125.00
5215 - Postage	28.03	42.00	(13.97)	41.29	125.00	(83.71)	500.00	458.71
Total Communications	61.58	225.00	(163.42)	349.84	675.00	(325.16)	2,700.00	2,350.16
Onsite Services								
5300 - On Site Manager	1,135.51	1,000.00	135.51	2,818.54	3,000.00	(181.46)	12,000.00	9,181.46
Total Onsite Services	1,135.51	1,000.00	135.51	2,818.54	3,000.00	(181.46)	12,000.00	9,181.46
Insurance								
5400 - Insurance Premiums	11,886.47	16,292.00	(4,405.53)	35,662.41	48,875.00	(13,212.59)	195,500.00	159,837.59
Total Insurance	11,886.47	16,292.00	(4,405.53)	35,662.41	48,875.00	(13,212.59)	195,500.00	159,837.59
Utilities								
6000 - Electric Service	2,091.53	3,167.00	(1,075.47)	6,241.00	9,500.00	(3,259.00)	38,000.00	31,759.00
6005 - Gas Service	6,303.96	4,167.00	2,136.96	19,039.73	12,500.00	6,539.73	50,000.00	30,960.27
6025 - Water Service	2,318.61	3,167.00	(848.39)	6,267.71	9,500.00	(3,232.29)	38,000.00	31,732.29
6035 - Trash and Recycling Service	910.00	917.00	(7.00)	2,830.00	2,750.00	80.00	11,000.00	8,170.00
6045 - Cable Service	4,659.69	4,358.00	301.69	13,979.07	13,075.00	904.07	52,300.00	38,320.93
6050 - Telephone Service	670.25	600.00	70.25	2,243.41	1,800.00	443.41	7,200.00	4,956.59
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)	609.00	675.00	(66.00)	2,700.00	2,091.00
Total Utilities	17,174.04	16,601.00	573.04	51,209.92	49,800.00	1,409.92	202,200.00	150,990.08
Landscaping								
6110 - Landscape Repair & Maintenance	34.49	458.00	(423.51)	34.49	1,375.00	(1,340.51)	5,500.00	5,465.51
Total Landscaping	34.49	458.00	(423.51)	34.49	1,375.00	(1,340.51)	5,500.00	5,465.51

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	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Operations								
6300 - Permits & Licenses	70.66	150.00	(79.34)	1,010.04	450.00	560.04	1,800.00	789.96
Total Operations	70.66	150.00	(79.34)	1,010.04	450.00	560.04	1,800.00	789.96
Contracted Services								
6408 - Elevator Services	606.00	417.00	189.00	1,818.00	1,250.00	568.00	5,000.00	3,182.00
6414 - Fire Prevention & Protection	616.68	300.00	316.68	616.68	900.00	(283.32)	3,600.00	2,983.32
6424 - HVAC Services	2,780.75	583.00	2,197.75	8,342.25	1,750.00	6,592.25	7,000.00	(1,342.25)
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	8,838.00	8,850.00	(12.00)	35,400.00	26,562.00
6432 - Maintenance Services	8,103.81	6,565.00	1,538.81	19,077.18	19,695.00	(617.82)	78,780.00	59,702.82
6434 - Pest Control	250.00	200.00	50.00	750.00	600.00	150.00	2,400.00	1,650.00
6442 - Snow Removal Services	491.50	1,500.00	(1,008.50)	1,394.50	4,500.00	(3,105.50)	12,000.00	10,605.50
Total Contracted Services	15,794.74	12,515.00	3,279.74	40,836.61	37,545.00	3,291.61	144,180.00	103,343.39
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	1,930.34	3,333.00	(1,402.66)	4,024.84	10,000.00	(5,975.16)	40,000.00	35,975.16
6515 - Building Repair & Maintenance	1,193.87	3,333.00	(2,139.13)	5,590.91	10,000.00	(4,409.09)	40,000.00	34,409.09
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	6,720.00	1,000.00	5,720.00	4,000.00	(2,720.00)
6565 - Fire System Repair & Maintenance	0.00	146.00	(146.00)	(570.00)	438.00	(1,008.00)	1,750.00	2,320.00
6570 - Fitness Equipment Repair & Maintenance	69.19	100.00	(30.81)	69.19	300.00	(230.81)	1,200.00	1,130.81
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	208.00	(208.00)	0.00	625.00	(625.00)	2,500.00	2,500.00
6635 - Janitorial Supplies & Maintenance	131.24	42.00	89.24	319.13	125.00	194.13	500.00	180.87
6695 - Plumbing Supplies/Repair & Maintenance	6,461.70	1,250.00	5,211.70	8,933.02	3,750.00	5,183.02	15,000.00	6,066.98
6700 - Pool Supplies/Repair & Maintenance	0.00	750.00	(750.00)	0.00	2,250.00	(2,250.00)	9,000.00	9,000.00
Total Repair & Maintenance	9,786.34	9,495.00	291.34	25,087.09	28,488.00	(3,400.91)	113,950.00	88,862.91
Professional Services								
7000 - Audit & Tax Services	0.00	333.00	(333.00)	0.00	1,000.00	(1,000.00)	4,000.00	4,000.00
7020 - Legal Services	1,214.00	0.00	1,214.00	1,273.00	0.00	1,273.00	0.00	(1,273.00)
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	1,250.00	(1,250.00)	5,000.00	5,000.00

Income Statement Report

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Operating

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	2,640.00	3,025.00	(385.00)	7,920.00	9,075.00	(1,155.00)	36,300.00	28,380.00
Total Professional Services	3,854.00	3,775.00	79.00	9,193.00	11,325.00	(2,132.00)	45,300.00	36,107.00
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	218.00	0.00	218.00	345.00	0.00	345.00	0.00	(345.00)
8890 - Reimbursable Compliance Remediation	22.00	0.00	22.00	22.00	0.00	22.00	0.00	(22.00)
Total Reimbursable Expenses	240.00	0.00	240.00	367.00	0.00	367.00	0.00	(367.00)
Other Expenses								
9105 - Reserve Contribution Expense	11,553.17	11,554.00	(0.83)	34,659.51	34,660.00	(0.49)	138,638.00	103,978.49
Total Other Expenses	11,553.17	11,554.00	(0.83)	34,659.51	34,660.00	(0.49)	138,638.00	103,978.49
Total Operating Expense	71,892.79	72,195.00	(302.21)	205,791.33	216,582.00	(10,790.67)	863,318.00	657,526.67
Total Operating Income / (Loss)	224.90	(252.00)	476.90	160,473.54	(752.00)	161,225.54	0.00	(160,473.54)

Income Statement Report Lanai Condos Reserves

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	11,553.17	11,554.00	(0.83)	34,659.51	34,660.00	(0.49)	138,638.00	103,978.49
4910 - Interest Earned - Reserve Accounts	388.04	0.00	388.04	1,072.96	0.00	1,072.96	0.00	(1,072.96)
Total Investment Income	11,941.21	11,554.00	387.21	35,732.47	34,660.00	1,072.47	138,638.00	102,905.53
Total Reserves Income	11,941.21	11,554.00	387.21	35,732.47	34,660.00	1,072.47	138,638.00	102,905.53
Total Reserves Income / (Loss)	11,941.21	11,554.00	387.21	35,732.47	34,660.00	1,072.47	138,638.00	102,905.53
Total Association Net Income / (Loss)	12,166.11	11,302.00	864.11	196,206.01	33,908.00	162,298.01	138,638.00	(57,568.01)