

Balance Sheet Report

Lanai Condos

Operating

As of May 31, 2026

	<u>Balance May 31, 2026</u>	<u>Balance Apr 30, 2026</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	397,105.24	299,313.22	97,792.02
1650 - Due (To)/From Reserves	(162,218.28)	(162,218.28)	0.00
Total Operating Funds	234,886.96	137,094.94	97,792.02
Accounts Receivable			
1500 - Residential Assessments Receivable	29,183.73	91,440.56	(62,256.83)
1525 - Accounts Receivable Other	(4,000.00)	(4,000.00)	0.00
Total Accounts Receivable	25,183.73	87,440.56	(62,256.83)
Prepaid Expenses			
1600 - Prepaid Insurance	83,205.30	95,091.77	(11,886.47)
1640 - Other Prepaid Expenses	0.00	2,640.40	(2,640.40)
Total Prepaid Expenses	83,205.30	97,732.17	(14,526.87)
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	343,275.99	322,267.67	21,008.32
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	(20.00)	0.00	(20.00)
2050 - Resident Refunds	(883.31)	228.58	(1,111.89)
Total Accounts Payable	(903.31)	228.58	(1,131.89)

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	<u>Balance May 31, 2026</u>	<u>Balance Apr 30, 2026</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	17,430.89	20,056.45	(2,625.56)
2400 - Accrued On Site Services	792.95	268.94	524.01
Total Accrued Expenses	18,223.84	20,325.39	(2,101.55)
Prepaid Assessments			
2550 - Prepaid Assessments	21,310.27	17,227.53	4,082.74
Total Prepaid Assessments	21,310.27	17,227.53	4,082.74
Total Liabilities	38,630.80	37,781.50	849.30
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	90,793.77	90,793.77	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
Total Owners Equity	100,893.77	100,893.77	0.00
Total Owners' Equity	100,893.77	100,893.77	0.00
Operating Income / (Loss)	203,751.42	183,592.40	20,159.02
Total Liabilities and Owner Equity	343,275.99	322,267.67	21,008.32

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Lanai Condos

Reserves

As of May 31, 2026

	<u>Balance May 31, 2026</u>	<u>Balance Apr 30, 2026</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	38,739.02	38,716.00	23.02
1335 - AAB RSRV #8187	433,723.56	421,518.01	12,205.55
1651 - Due (To)/From Operating	162,218.28	162,218.28	0.00
Total Reserve Funds	634,680.86	622,452.29	12,228.57
Total Assets	634,680.86	622,452.29	12,228.57
<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)	60,037.33	47,808.76	12,228.57
Total Liabilities and Owner Equity	634,680.86	622,452.29	12,228.57

Income Statement Report

Lanai Condos

Operating

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	69,270.11	69,290.00	(19.89)	346,350.55	346,449.00	(98.45)	831,478.00	485,127.45
4030 - Special Assessments	(1,254.39)	0.00	(1,254.39)	148,888.11	0.00	148,888.11	0.00	(148,888.11)
Total Assessment Income	68,015.72	69,290.00	(1,274.28)	495,238.66	346,449.00	148,789.66	831,478.00	336,239.34
User Fee Income								
4075 - Parking Fees	150.00	200.00	(50.00)	800.00	1,000.00	(200.00)	2,400.00	1,600.00
4225 - Key Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
4235 - Laundry Fees	493.50	709.00	(215.50)	2,853.25	3,542.00	(688.75)	8,500.00	5,646.75
4240 - Move-In & Out Fees	175.00	0.00	175.00	175.00	0.00	175.00	0.00	(175.00)
4248 - Administrative Fees	250.00	0.00	250.00	873.00	0.00	873.00	0.00	(873.00)
4400 - Room Rental Fees	100.00	0.00	100.00	250.00	0.00	250.00	0.00	(250.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	8,000.00	8,000.00	0.00	19,200.00	11,200.00
4410 - Storage Rental Fees	145.00	145.00	0.00	485.00	725.00	(240.00)	1,740.00	1,255.00
Total User Fee Income	2,913.50	2,654.00	259.50	13,586.25	13,267.00	319.25	31,840.00	18,253.75
Other Income								
4812 - Damage Reimbursement	0.00	0.00	0.00	332.28	0.00	332.28	0.00	(332.28)
4814 - Reimbursable Repairs	0.00	0.00	0.00	800.00	0.00	800.00	0.00	(800.00)
Total Other Income	0.00	0.00	0.00	1,132.28	0.00	1,132.28	0.00	(1,132.28)
Investment Income								
4900 - Interest Earned - Operating Accounts	8.06	0.00	8.06	40.07	0.00	40.07	0.00	(40.07)
Total Investment Income	8.06	0.00	8.06	40.07	0.00	40.07	0.00	(40.07)
Total Operating Income	70,937.28	71,944.00	(1,006.72)	509,997.26	359,716.00	150,281.26	863,318.00	353,320.74
<u>Expense</u>								
Administrative								
5000 - General Administrative	745.25	13.00	732.25	5,566.40	63.00	5,503.40	150.00	(5,416.40)
5015 - Bank Charges	0.00	21.00	(21.00)	0.00	104.00	(104.00)	250.00	250.00

Income Statement Report

Lanai Condos

Operating

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5090 - Office Supplies	5.72	84.00	(78.28)	80.16	417.00	(336.84)	1,000.00	919.84
5115 - Web Site Maintenance	0.00	13.00	(13.00)	0.00	63.00	(63.00)	150.00	150.00
Total Administrative	750.97	131.00	619.97	5,646.56	647.00	4,999.56	1,550.00	(4,096.56)
Communications								
5200 - Community Events	750.00	84.00	666.00	983.55	417.00	566.55	1,000.00	16.45
5210 - Printing & Copying	99.34	100.00	(0.66)	235.32	500.00	(264.68)	1,200.00	964.68
5215 - Postage	8.58	41.00	(32.42)	192.05	208.00	(15.95)	500.00	307.95
Total Communications	857.92	225.00	632.92	1,410.92	1,125.00	285.92	2,700.00	1,289.08
Onsite Services								
5300 - On Site Manager	1,053.11	1,000.00	53.11	5,316.53	5,000.00	316.53	12,000.00	6,683.47
Total Onsite Services	1,053.11	1,000.00	53.11	5,316.53	5,000.00	316.53	12,000.00	6,683.47
Insurance								
5400 - Insurance Premiums	11,886.47	16,291.00	(4,404.53)	59,435.35	81,458.00	(22,022.65)	195,500.00	136,064.65
Total Insurance	11,886.47	16,291.00	(4,404.53)	59,435.35	81,458.00	(22,022.65)	195,500.00	136,064.65
Utilities								
6000 - Electric Service	2,317.18	3,166.00	(848.82)	10,767.88	15,833.00	(5,065.12)	38,000.00	27,232.12
6005 - Gas Service	1,555.81	4,166.00	(2,610.19)	18,083.84	20,833.00	(2,749.16)	50,000.00	31,916.16
6025 - Water Service	2,640.40	3,166.00	(525.60)	11,399.19	15,833.00	(4,433.81)	38,000.00	26,600.81
6035 - Trash and Recycling Service	910.00	916.00	(6.00)	4,650.00	4,583.00	67.00	11,000.00	6,350.00
6045 - Cable Service	4,659.69	4,359.00	300.69	23,298.45	21,792.00	1,506.45	52,300.00	29,001.55
6050 - Telephone Service	670.01	600.00	70.01	3,136.22	3,000.00	136.22	7,200.00	4,063.78
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)	1,049.00	1,125.00	(76.00)	2,700.00	1,651.00
Total Utilities	12,973.09	16,598.00	(3,624.91)	72,384.58	82,999.00	(10,614.42)	202,200.00	129,815.42

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Lanai Condos

Operating

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Landscaping								
6110 - Landscape Repair & Maintenance	837.48	459.00	378.48	871.97	2,292.00	(1,420.03)	5,500.00	4,628.03
Total Landscaping	837.48	459.00	378.48	871.97	2,292.00	(1,420.03)	5,500.00	4,628.03
Operations								
6300 - Permits & Licenses	343.99	150.00	193.99	1,508.63	750.00	758.63	1,800.00	291.37
Total Operations	343.99	150.00	193.99	1,508.63	750.00	758.63	1,800.00	291.37
Contracted Services								
6408 - Elevator Services	611.00	416.00	195.00	3,040.00	2,083.00	957.00	5,000.00	1,960.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	1,233.36	1,500.00	(266.64)	3,600.00	2,366.64
6424 - HVAC Services	0.00	584.00	(584.00)	5,561.50	2,917.00	2,644.50	7,000.00	1,438.50
6430 - Janitorial Services	0.00	2,950.00	(2,950.00)	11,784.00	14,750.00	(2,966.00)	35,400.00	23,616.00
6432 - Maintenance Services	1,232.52	6,565.00	(5,332.48)	26,726.28	32,825.00	(6,098.72)	78,780.00	52,053.72
6434 - Pest Control	100.00	200.00	(100.00)	1,000.00	1,000.00	0.00	2,400.00	1,400.00
6442 - Snow Removal Services	0.00	1,500.00	(1,500.00)	1,394.50	7,500.00	(6,105.50)	12,000.00	10,605.50
Total Contracted Services	1,943.52	12,515.00	(10,571.48)	50,739.64	62,575.00	(11,835.36)	144,180.00	93,440.36
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	3,527.88	3,334.00	193.88	8,221.22	16,667.00	(8,445.78)	40,000.00	31,778.78
6515 - Building Repair & Maintenance	1,671.48	3,334.00	(1,662.52)	8,397.39	16,667.00	(8,269.61)	40,000.00	31,602.61
6550 - Elevator Repair & Maintenance	0.00	334.00	(334.00)	6,720.00	1,667.00	5,053.00	4,000.00	(2,720.00)
6565 - Fire System Repair & Maintenance	670.18	146.00	524.18	233.18	729.00	(495.82)	1,750.00	1,516.82
6570 - Fitness Equipment Repair & Maintenance	0.00	100.00	(100.00)	319.19	500.00	(180.81)	1,200.00	880.81
6575 - Flooring/Carpet Supply/Rpr & Maintena	0.00	209.00	(209.00)	0.00	1,042.00	(1,042.00)	2,500.00	2,500.00
6635 - Janitorial Supplies & Maintenance	0.00	41.00	(41.00)	319.13	208.00	111.13	500.00	180.87
6695 - Plumbing Supplies/Repair & Maintena	285.00	1,250.00	(965.00)	8,026.70	6,250.00	1,776.70	15,000.00	6,973.30
6700 - Pool Supplies/Repair & Maintenance	0.00	750.00	(750.00)	0.00	3,750.00	(3,750.00)	9,000.00	9,000.00
Total Repair & Maintenance	6,154.54	9,498.00	(3,343.46)	32,236.81	47,480.00	(15,243.19)	113,950.00	81,713.19

Income Statement Report

Lanai Condos

Operating

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Professional Services								
7000 - Audit & Tax Services	0.00	334.00	(334.00)	3,900.00	1,667.00	2,233.00	4,000.00	100.00
7020 - Legal Services	0.00	0.00	0.00	1,273.00	0.00	1,273.00	0.00	(1,273.00)
7030 - Legal Services - General Counsel	874.00	416.00	458.00	874.00	2,083.00	(1,209.00)	5,000.00	4,126.00
7040 - Management Fees	1,320.00	3,025.00	(1,705.00)	11,880.00	15,125.00	(3,245.00)	36,300.00	24,420.00
Total Professional Services	2,194.00	3,775.00	(1,581.00)	17,927.00	18,875.00	(948.00)	45,300.00	27,373.00
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	230.00	0.00	230.00	900.00	0.00	900.00	0.00	(900.00)
8890 - Reimbursable Compliance Remediation	0.00	0.00	0.00	102.00	0.00	102.00	0.00	(102.00)
Total Reimbursable Expenses	230.00	0.00	230.00	1,002.00	0.00	1,002.00	0.00	(1,002.00)
Other Expenses								
9105 - Reserve Contribution Expense	11,553.17	11,553.00	0.17	57,765.85	57,766.00	(0.15)	138,638.00	80,872.15
Total Other Expenses	11,553.17	11,553.00	0.17	57,765.85	57,766.00	(0.15)	138,638.00	80,872.15
Total Operating Expense	50,778.26	72,195.00	(21,416.74)	306,245.84	360,967.00	(54,721.16)	863,318.00	557,072.16
Total Operating Income / (Loss)	20,159.02	(251.00)	20,410.02	203,751.42	(1,251.00)	205,002.42	0.00	(203,751.42)

Income Statement Report

Lanai Condos

Reserves

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	11,553.17	11,553.00	0.17	57,765.85	57,766.00	(0.15)	138,638.00	80,872.15
4910 - Interest Earned - Reserve Accounts	675.40	0.00	675.40	2,271.48	0.00	2,271.48	0.00	(2,271.48)
Total Investment Income	12,228.57	11,553.00	675.57	60,037.33	57,766.00	2,271.33	138,638.00	78,600.67
Total Reserves Income	12,228.57	11,553.00	675.57	60,037.33	57,766.00	2,271.33	138,638.00	78,600.67
Total Reserves Income / (Loss)	12,228.57	11,553.00	675.57	60,037.33	57,766.00	2,271.33	138,638.00	78,600.67
 Total Association Net Income / (Loss)	 32,387.59	 11,302.00	 21,085.59	 263,788.75	 56,515.00	 207,273.75	 138,638.00	 (125,150.75)