

Balance Sheet Report

Lanai Condos

Operating

As of June 30, 2026

	<u>Balance Jun 30, 2026</u>	<u>Balance May 31, 2026</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1015 - AAB OPER #4723	421,508.51	397,105.24	24,403.27
1650 - Due (To)/From Reserves	(162,218.28)	(162,218.28)	0.00
Total Operating Funds	259,290.23	234,886.96	24,403.27
Accounts Receivable			
1500 - Residential Assessments Receivable	24,655.36	29,183.73	(4,528.37)
1525 - Accounts Receivable Other	(4,000.00)	(4,000.00)	0.00
Total Accounts Receivable	20,655.36	25,183.73	(4,528.37)
Prepaid Expenses			
1600 - Prepaid Insurance	71,318.83	83,205.30	(11,886.47)
Total Prepaid Expenses	71,318.83	83,205.30	(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	351,264.42	343,275.99	7,988.43
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	(20.00)	(20.00)	0.00
2050 - Resident Refunds	(643.31)	(883.31)	240.00
Total Accounts Payable	(663.31)	(903.31)	240.00

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As of June 30, 2026

	<u>Balance Jun 30, 2026</u>	<u>Balance May 31, 2026</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	31,176.68	17,430.89	13,745.79
2400 - Accrued On Site Services	256.98	792.95	(535.97)
Total Accrued Expenses	31,433.66	18,223.84	13,209.82
Prepaid Assessments			
2550 - Prepaid Assessments	17,123.14	21,310.27	(4,187.13)
Total Prepaid Assessments	17,123.14	21,310.27	(4,187.13)
Total Liabilities	47,893.49	38,630.80	9,262.69
<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)	202,477.16	203,751.42	(1,274.26)
Total Liabilities and Owner Equity	351,264.42	343,275.99	7,988.43

Balance Sheet Report

Lanai Condos

Reserves

As of June 30, 2026

	<u>Balance Jun 30, 2026</u>	<u>Balance May 31, 2026</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1325 - PWB Reserve # 3838	38,761.31	38,739.02	22.29
1335 - AAB RSRV #8187	445,919.54	433,723.56	12,195.98
1651 - Due (To)/From Operating	162,218.28	162,218.28	0.00
Total Reserve Funds	<u>646,899.13</u>	<u>634,680.86</u>	<u>12,218.27</u>
Total Assets	<u>646,899.13</u>	<u>634,680.86</u>	<u>12,218.27</u>
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	574,643.53	574,643.53	0.00
Total Owners Equity	<u>574,643.53</u>	<u>574,643.53</u>	<u>0.00</u>
Total Owners' Equity	<u>574,643.53</u>	<u>574,643.53</u>	<u>0.00</u>
Reserves Income / (Loss)	<u>72,255.60</u>	<u>60,037.33</u>	<u>12,218.27</u>
Total Liabilities and Owner Equity	<u>646,899.13</u>	<u>634,680.86</u>	<u>12,218.27</u>

Income Statement Report

Lanai Condos

Operating

June 01, 2026 thru June 30, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	69,270.11	69,290.00	(19.89)	415,620.66	415,739.00	(118.34)	831,478.00	415,857.34
4030 - Special Assessments	0.00	0.00	0.00	148,888.11	0.00	148,888.11	0.00	(148,888.11)
Total Assessment Income	69,270.11	69,290.00	(19.89)	564,508.77	415,739.00	148,769.77	831,478.00	266,969.23
User Fee Income								
4075 - Parking Fees	100.00	200.00	(100.00)	900.00	1,200.00	(300.00)	2,400.00	1,500.00
4225 - Key Fees	50.00	0.00	50.00	200.00	0.00	200.00	0.00	(200.00)
4235 - Laundry Fees	630.75	708.00	(77.25)	3,484.00	4,250.00	(766.00)	8,500.00	5,016.00
4240 - Move-In & Out Fees	(175.00)	0.00	(175.00)	0.00	0.00	0.00	0.00	0.00
4248 - Administrative Fees	330.00	0.00	330.00	1,203.00	0.00	1,203.00	0.00	(1,203.00)
4400 - Room Rental Fees	100.00	0.00	100.00	350.00	0.00	350.00	0.00	(350.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	9,600.00	9,600.00	0.00	19,200.00	9,600.00
4410 - Storage Rental Fees	125.00	145.00	(20.00)	610.00	870.00	(260.00)	1,740.00	1,130.00
Total User Fee Income	2,760.75	2,653.00	107.75	16,347.00	15,920.00	427.00	31,840.00	15,493.00
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	8.89	0.00	8.89	48.96	0.00	48.96	0.00	(48.96)
Total Investment Income	8.89	0.00	8.89	48.96	0.00	48.96	0.00	(48.96)
Total Operating Income	72,039.75	71,943.00	96.75	582,037.01	431,659.00	150,378.01	863,318.00	281,280.99
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	12.00	(12.00)	5,566.40	75.00	5,491.40	150.00	(5,416.40)
5015 - Bank Charges	0.00	21.00	(21.00)	0.00	125.00	(125.00)	250.00	250.00

Income Statement Report

Lanai Condos

Operating

June 01, 2026 thru June 30, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	80.16	500.00	(419.84)	1,000.00	919.84
5115 - Web Site Maintenance	0.00	12.00	(12.00)	0.00	75.00	(75.00)	150.00	150.00
Total Administrative	0.00	128.00	(128.00)	5,646.56	775.00	4,871.56	1,550.00	(4,096.56)
Communications								
5200 - Community Events	750.00	83.00	667.00	1,733.55	500.00	1,233.55	1,000.00	(733.55)
5210 - Printing & Copying	46.20	100.00	(53.80)	281.52	600.00	(318.48)	1,200.00	918.48
5215 - Postage	30.74	42.00	(11.26)	222.79	250.00	(27.21)	500.00	277.21
Total Communications	826.94	225.00	601.94	2,237.86	1,350.00	887.86	2,700.00	462.14
Onsite Services								
5300 - On Site Manager	1,067.14	1,000.00	67.14	6,383.67	6,000.00	383.67	12,000.00	5,616.33
Total Onsite Services	1,067.14	1,000.00	67.14	6,383.67	6,000.00	383.67	12,000.00	5,616.33
Insurance								
5400 - Insurance Premiums	11,886.47	16,292.00	(4,405.53)	71,321.82	97,750.00	(26,428.18)	195,500.00	124,178.18
Total Insurance	11,886.47	16,292.00	(4,405.53)	71,321.82	97,750.00	(26,428.18)	195,500.00	124,178.18
Utilities								
6000 - Electric Service	7,837.03	3,167.00	4,670.03	18,604.91	19,000.00	(395.09)	38,000.00	19,395.09
6005 - Gas Service	807.05	4,167.00	(3,359.95)	18,890.89	25,000.00	(6,109.11)	50,000.00	31,109.11
6025 - Water Service	7,146.31	3,167.00	3,979.31	18,545.50	19,000.00	(454.50)	38,000.00	19,454.50
6035 - Trash and Recycling Service	910.00	917.00	(7.00)	5,560.00	5,500.00	60.00	11,000.00	5,440.00
6045 - Cable Service	4,659.69	4,358.00	301.69	27,958.14	26,150.00	1,808.14	52,300.00	24,341.86
6050 - Telephone Service	670.01	600.00	70.01	3,806.23	3,600.00	206.23	7,200.00	3,393.77
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)	1,269.00	1,350.00	(81.00)	2,700.00	1,431.00
Total Utilities	22,250.09	16,601.00	5,649.09	94,634.67	99,600.00	(4,965.33)	202,200.00	107,565.33

Income Statement Report

Lanai Condos

Operating

June 01, 2026 thru June 30, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Landscaping								
6110 - Landscape Repair & Maintenance	218.07	458.00	(239.93)	1,090.04	2,750.00	(1,659.96)	5,500.00	4,409.96
Total Landscaping	218.07	458.00	(239.93)	1,090.04	2,750.00	(1,659.96)	5,500.00	4,409.96
Operations								
6300 - Permits & Licenses	70.66	150.00	(79.34)	1,579.29	900.00	679.29	1,800.00	220.71
Total Operations	70.66	150.00	(79.34)	1,579.29	900.00	679.29	1,800.00	220.71
Contracted Services								
6408 - Elevator Services	611.00	417.00	194.00	3,651.00	2,500.00	1,151.00	5,000.00	1,349.00
6414 - Fire Prevention & Protection	1,718.81	300.00	1,418.81	2,952.17	1,800.00	1,152.17	3,600.00	647.83
6424 - HVAC Services	4,095.25	583.00	3,512.25	9,656.75	3,500.00	6,156.75	7,000.00	(2,656.75)
6430 - Janitorial Services	2,828.16	2,950.00	(121.84)	14,612.16	17,700.00	(3,087.84)	35,400.00	20,787.84
6432 - Maintenance Services	10,358.73	6,565.00	3,793.73	37,085.01	39,390.00	(2,304.99)	78,780.00	41,694.99
6434 - Pest Control	250.00	200.00	50.00	1,250.00	1,200.00	50.00	2,400.00	1,150.00
6442 - Snow Removal Services	0.00	0.00	0.00	1,394.50	7,500.00	(6,105.50)	12,000.00	10,605.50
Total Contracted Services	19,861.95	11,015.00	8,846.95	70,601.59	73,590.00	(2,988.41)	144,180.00	73,578.41
Repair & Maintenance								
6510 - Boiler Repair & Maintenance	0.00	3,333.00	(3,333.00)	8,221.22	20,000.00	(11,778.78)	40,000.00	31,778.78
6515 - Building Repair & Maintenance	1,891.52	3,333.00	(1,441.48)	10,288.91	20,000.00	(9,711.09)	40,000.00	29,711.09
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	6,720.00	2,000.00	4,720.00	4,000.00	(2,720.00)
6565 - Fire System Repair & Maintenance	0.00	146.00	(146.00)	233.18	875.00	(641.82)	1,750.00	1,516.82
6570 - Fitness Equipment Repair & Maintenance	0.00	100.00	(100.00)	319.19	600.00	(280.81)	1,200.00	880.81
6575 - Flooring/Carpet Supply/Rpr & Maintena	0.00	208.00	(208.00)	0.00	1,250.00	(1,250.00)	2,500.00	2,500.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	319.13	250.00	69.13	500.00	180.87
6695 - Plumbing Supplies/Repair & Maintena	0.00	1,250.00	(1,250.00)	8,026.70	7,500.00	526.70	15,000.00	6,973.30
6700 - Pool Supplies/Repair & Maintenance	0.00	750.00	(750.00)	0.00	4,500.00	(4,500.00)	9,000.00	9,000.00
Total Repair & Maintenance	1,891.52	9,495.00	(7,603.48)	34,128.33	56,975.00	(22,846.67)	113,950.00	79,821.67

Income Statement Report

Lanai Condos

Operating

June 01, 2026 thru June 30, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Professional Services								
7000 - Audit & Tax Services	0.00	333.00	(333.00)	3,900.00	2,000.00	1,900.00	4,000.00	100.00
7020 - Legal Services	798.00	0.00	798.00	2,071.00	0.00	2,071.00	0.00	(2,071.00)
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	874.00	2,500.00	(1,626.00)	5,000.00	4,126.00
7040 - Management Fees	2,640.00	3,025.00	(385.00)	14,520.00	18,150.00	(3,630.00)	36,300.00	21,780.00
Total Professional Services	3,438.00	3,775.00	(337.00)	21,365.00	22,650.00	(1,285.00)	45,300.00	23,935.00
Reimbursable Expenses								
8860 - Reimbursable Collection Processing	250.00	0.00	250.00	1,150.00	0.00	1,150.00	0.00	(1,150.00)
8890 - Reimbursable Compliance Remediation	0.00	0.00	0.00	102.00	0.00	102.00	0.00	(102.00)
Total Reimbursable Expenses	250.00	0.00	250.00	1,252.00	0.00	1,252.00	0.00	(1,252.00)
Other Expenses								
9105 - Reserve Contribution Expense	11,553.17	11,553.00	0.17	69,319.02	69,319.00	0.02	138,638.00	69,318.98
Total Other Expenses	11,553.17	11,553.00	0.17	69,319.02	69,319.00	0.02	138,638.00	69,318.98
Total Operating Expense	73,314.01	70,692.00	2,622.01	379,559.85	431,659.00	(52,099.15)	863,318.00	483,758.15
Total Operating Income / (Loss)	(1,274.26)	1,251.00	(2,525.26)	202,477.16	0.00	202,477.16	0.00	(202,477.16)

Income Statement Report

Lanai Condos

Reserves

June 01, 2026 thru June 30, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	11,553.17	11,553.00	0.17	69,319.02	69,319.00	0.02	138,638.00	69,318.98
4910 - Interest Earned - Reserve Accounts	665.10	0.00	665.10	2,936.58	0.00	2,936.58	0.00	(2,936.58)
Total Investment Income	12,218.27	11,553.00	665.27	72,255.60	69,319.00	2,936.60	138,638.00	66,382.40
Total Reserves Income	12,218.27	11,553.00	665.27	72,255.60	69,319.00	2,936.60	138,638.00	66,382.40
Total Reserves Income / (Loss)	12,218.27	11,553.00	665.27	72,255.60	69,319.00	2,936.60	138,638.00	66,382.40
 Total Association Net Income / (Loss)	 10,944.01	 12,804.00	 (1,859.99)	 274,732.76	 69,319.00	 205,413.76	 138,638.00	 (136,094.76)