

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

As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	241,367.92	211,109.20	30,258.72
1220 - Petty Cash	0.00	(140.02)	140.02
1650 - Due (To)/From Reserves	(285,481.28)	(271,785.28)	(13,696.00)
<b>Total Operating Funds</b>	<b>(44,113.36)</b>	<b>(60,816.10)</b>	<b>16,702.74</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	8,483.01	7,594.41	888.60
<b>Total Accounts Receivable</b>	<b>8,483.01</b>	<b>7,594.41</b>	<b>888.60</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	40,869.49	54,492.69	(13,623.20)
<b>Total Prepaid Expenses</b>	<b>40,869.49</b>	<b>54,492.69</b>	<b>(13,623.20)</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>5,239.14</b>	<b>1,271.00</b>	<b>3,968.14</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	(70.00)	(70.00)	0.00
2025 - Transfer Fee Payable	(3,250.00)	(3,000.00)	(250.00)
2050 - Resident Refunds	0.00	841.07	(841.07)
<b>Total Accounts Payable</b>	<b>(3,320.00)</b>	<b>(2,228.93)</b>	<b>(1,091.07)</b>

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

As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	20,833.40	26,923.53	(6,090.13)
2400 - Accrued On Site Services	1,175.11	(367.61)	1,542.72
<b>Total Accrued Expenses</b>	<b>22,008.51</b>	<b>26,555.92</b>	<b>(4,547.41)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	21,969.04	19,548.50	2,420.54
<b>Total Prepaid Assessments</b>	<b>21,969.04</b>	<b>19,548.50</b>	<b>2,420.54</b>
<b>Total Liabilities</b>	<b>40,657.55</b>	<b>43,875.49</b>	<b>(3,217.94)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	(51,746.75)	(51,746.75)	0.00
3005 - Equity Adjustments - Prior Periods	140.02	0.00	140.02
3100 - Working Capital	10,100.00	10,100.00	0.00
<b>Total Owners Equity</b>	<b>(41,506.73)</b>	<b>(41,646.75)</b>	<b>140.02</b>
<b>Total Owners' Equity</b>	<b>(41,506.73)</b>	<b>(41,646.75)</b>	<b>140.02</b>
<b>Operating Income / (Loss)</b>	<b>6,088.32</b>	<b>(957.74)</b>	<b>7,046.06</b>
<b>Total Liabilities and Owner Equity</b>	<b>5,239.14</b>	<b>1,271.00</b>	<b>3,968.14</b>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	214,316.10	214,175.26	140.84
1335 - AAB RSRV #8187	208,500.82	208,192.81	308.01
1651 - Due (To)/From Operating	285,481.28	271,785.28	13,696.00
<b>Total Reserve Funds</b>	<b><u>708,298.20</u></b>	<b><u>694,153.35</u></b>	<b><u>14,144.85</u></b>
<b>Total Assets</b>	<b><u>708,298.20</u></b>	<b><u>694,153.35</u></b>	<b><u>14,144.85</u></b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	612,121.86	612,121.86	0.00
<b>Total Owners Equity</b>	<b><u>612,121.86</u></b>	<b><u>612,121.86</u></b>	<b><u>0.00</u></b>
<b>Total Owners' Equity</b>	<b><u>612,121.86</u></b>	<b><u>612,121.86</u></b>	<b><u>0.00</u></b>
<b>Reserves Income / (Loss)</b>	<b><u>96,176.34</u></b>	<b><u>82,031.49</u></b>	<b><u>14,144.85</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>708,298.20</u></b>	<b><u>694,153.35</u></b>	<b><u>14,144.85</u></b>

# Income Statement Report

## Lanai Condos

### Operating

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			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)	623,430.99	623,609.00	(178.01)	831,478.00	208,047.01
<b>Total Assessment Income</b>	<b>69,270.11</b>	<b>69,290.00</b>	<b>(19.89)</b>	<b>623,430.99</b>	<b>623,609.00</b>	<b>(178.01)</b>	<b>831,478.00</b>	<b>208,047.01</b>
<b>User Fee Income</b>								
4075 - Parking Fees	200.00	250.00	(50.00)	1,800.00	2,250.00	(450.00)	3,000.00	1,200.00
4225 - Key Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
4235 - Laundry Fees	627.25	667.00	(39.75)	6,332.50	6,000.00	332.50	8,000.00	1,667.50
4240 - Move-In & Out Fees	350.00	0.00	350.00	1,225.00	0.00	1,225.00	0.00	(1,225.00)
4400 - Room Rental Fees	100.00	0.00	100.00	550.00	0.00	550.00	0.00	(550.00)
4405 - Rental Unit	1,600.00	1,608.00	(8.00)	14,400.00	14,475.00	(75.00)	19,300.00	4,900.00
4410 - Storage Rental Fees	145.00	146.00	(1.00)	1,305.00	1,313.00	(8.00)	1,750.00	445.00
<b>Total User Fee Income</b>	<b>3,022.25</b>	<b>2,671.00</b>	<b>351.25</b>	<b>25,812.50</b>	<b>24,038.00</b>	<b>1,774.50</b>	<b>32,050.00</b>	<b>6,237.50</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	4.81	0.00	4.81	26.00	0.00	26.00	0.00	(26.00)
<b>Total Investment Income</b>	<b>4.81</b>	<b>0.00</b>	<b>4.81</b>	<b>26.00</b>	<b>0.00</b>	<b>26.00</b>	<b>0.00</b>	<b>(26.00)</b>
<b>Total Operating Income</b>	<b>72,297.17</b>	<b>71,961.00</b>	<b>336.17</b>	<b>649,269.49</b>	<b>647,647.00</b>	<b>1,622.49</b>	<b>863,528.00</b>	<b>214,258.51</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
5015 - Bank Charges	0.00	23.00	(23.00)	80.00	210.00	(130.00)	280.00	200.00
5090 - Office Supplies	0.52	167.00	(166.48)	314.03	1,500.00	(1,185.97)	2,000.00	1,685.97
5115 - Web Site Maintenance	0.00	0.00	0.00	83.94	0.00	83.94	0.00	(83.94)
5195 - Other Administrative Services	0.00	0.00	0.00	127.91	0.00	127.91	0.00	(127.91)
<b>Total Administrative</b>	<b>0.52</b>	<b>190.00</b>	<b>(189.48)</b>	<b>610.88</b>	<b>1,710.00</b>	<b>(1,099.12)</b>	<b>2,280.00</b>	<b>1,669.12</b>
<b>Communications</b>								
5200 - Community Events	80.22	42.00	38.22	347.19	375.00	(27.81)	500.00	152.81

# Income Statement Report

## Lanai Condos

### Operating

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Communications</b>								
5210 - Printing & Copying	2.00	100.00	(98.00)	457.59	900.00	(442.41)	1,200.00	742.41
5215 - Postage	0.78	42.00	(41.22)	87.20	375.00	(287.80)	500.00	412.80
<b>Total Communications</b>	<b>83.00</b>	<b>184.00</b>	<b>(101.00)</b>	<b>891.98</b>	<b>1,650.00</b>	<b>(758.02)</b>	<b>2,200.00</b>	<b>1,308.02</b>
<b>Onsite Services</b>								
5300 - On Site Manager	4,603.85	1,250.00	3,353.85	12,365.12	11,250.00	1,115.12	15,000.00	2,634.88
<b>Total Onsite Services</b>	<b>4,603.85</b>	<b>1,250.00</b>	<b>3,353.85</b>	<b>12,365.12</b>	<b>11,250.00</b>	<b>1,115.12</b>	<b>15,000.00</b>	<b>2,634.88</b>
<b>Insurance</b>								
5400 - Insurance Premiums	13,623.20	14,167.00	(543.80)	122,648.80	127,500.00	(4,851.20)	170,000.00	47,351.20
<b>Total Insurance</b>	<b>13,623.20</b>	<b>14,167.00</b>	<b>(543.80)</b>	<b>122,648.80</b>	<b>127,500.00</b>	<b>(4,851.20)</b>	<b>170,000.00</b>	<b>47,351.20</b>
<b>Utilities</b>								
6000 - Electric Service	6,047.80	3,333.00	2,714.80	36,563.45	30,000.00	6,563.45	40,000.00	3,436.55
6005 - Gas Service	1,150.25	3,750.00	(2,599.75)	31,496.59	33,750.00	(2,253.41)	45,000.00	13,503.41
6025 - Water Service	2,854.65	2,542.00	312.65	27,062.44	22,875.00	4,187.44	30,500.00	3,437.56
6035 - Trash and Recycling Service	875.00	850.00	25.00	7,903.50	7,650.00	253.50	10,200.00	2,296.50
6045 - Cable Service	4,471.75	4,358.00	113.75	40,236.44	39,225.00	1,011.44	52,300.00	12,063.56
6050 - Telephone Service	1,028.77	605.00	423.77	5,812.42	5,438.00	374.42	7,250.00	1,437.58
6070 - Storm Drain	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
<b>Total Utilities</b>	<b>16,428.22</b>	<b>15,438.00</b>	<b>990.22</b>	<b>149,074.84</b>	<b>138,938.00</b>	<b>10,136.84</b>	<b>188,250.00</b>	<b>39,175.16</b>
<b>Operations</b>								
6300 - Permits & Licenses	(1,816.18)	125.00	(1,941.18)	(372.31)	1,125.00	(1,497.31)	1,500.00	1,872.31
<b>Total Operations</b>	<b>(1,816.18)</b>	<b>125.00</b>	<b>(1,941.18)</b>	<b>(372.31)</b>	<b>1,125.00</b>	<b>(1,497.31)</b>	<b>1,500.00</b>	<b>1,872.31</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	3,940.00	417.00	3,523.00	5,037.99	3,750.00	1,287.99	5,000.00	(37.99)
6408 - Elevator Services	578.00	550.00	28.00	3,468.00	4,950.00	(1,482.00)	6,600.00	3,132.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	2,700.00	(2,098.32)	3,600.00	2,998.32
6424 - HVAC Services	0.00	1,250.00	(1,250.00)	3,912.25	3,750.00	162.25	5,000.00	1,087.75

# Income Statement Report

## Lanai Condos

### Operating

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	26,514.00	26,550.00	(36.00)	35,400.00	8,886.00
6432 - Maintenance Services	2,742.00	6,667.00	(3,925.00)	51,910.31	60,000.00	(8,089.69)	80,000.00	28,089.69
6434 - Pest Control	300.00	233.00	67.00	1,900.00	2,100.00	(200.00)	2,800.00	900.00
6442 - Snow Removal Services	0.00	0.00	0.00	7,140.50	5,625.00	1,515.50	9,000.00	1,859.50
<b>Total Contracted Services</b>	<b>10,506.00</b>	<b>12,367.00</b>	<b>(1,861.00)</b>	<b>100,484.73</b>	<b>109,425.00</b>	<b>(8,940.27)</b>	<b>147,400.00</b>	<b>46,915.27</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	0.00	5,083.00	(5,083.00)	36,417.14	45,750.00	(9,332.86)	61,000.00	24,582.86
6515 - Building Repair & Maintenance	793.03	2,917.00	(2,123.97)	21,402.16	26,250.00	(4,847.84)	35,000.00	13,597.84
6550 - Elevator Repair & Maintenance	900.00	333.00	567.00	17,234.00	3,000.00	14,234.00	4,000.00	(13,234.00)
6565 - Fire System Repair & Maintenance	0.00	417.00	(417.00)	1,521.00	3,750.00	(2,229.00)	5,000.00	3,479.00
6570 - Fitness Equipment Repair & Maintenance	74.47	200.00	(125.53)	1,663.75	1,800.00	(136.25)	2,400.00	736.25
6575 - Flooring/Carpet Supply/Rpr & Maintenance	0.00	333.00	(333.00)	0.00	3,000.00	(3,000.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	160.00	375.00	(215.00)	500.00	340.00
6695 - Plumbing Supplies/Repair & Maintenance	0.00	875.00	(875.00)	10,895.08	7,875.00	3,020.08	10,500.00	(395.08)
6700 - Pool Supplies/Repair & Maintenance	0.00	583.00	(583.00)	12,784.50	5,250.00	7,534.50	7,000.00	(5,784.50)
<b>Total Repair &amp; Maintenance</b>	<b>1,767.50</b>	<b>10,783.00</b>	<b>(9,015.50)</b>	<b>102,077.63</b>	<b>97,050.00</b>	<b>5,027.63</b>	<b>129,400.00</b>	<b>27,322.37</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	3,600.00	275.00	3,325.00	3,600.00	2,475.00	1,125.00	3,300.00	(300.00)
7020 - Legal Services	0.00	0.00	0.00	2,588.00	0.00	2,588.00	0.00	(2,588.00)
7025 - Legal Services - Collections	0.00	0.00	0.00	1,049.50	0.00	1,049.50	0.00	(1,049.50)
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	3,750.00	(3,750.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	23,760.00	26,136.00	(2,376.00)	34,848.00	11,088.00
7095 - Other Professional Fees	0.00	0.00	0.00	705.00	0.00	705.00	0.00	(705.00)
<b>Total Professional Services</b>	<b>6,240.00</b>	<b>3,596.00</b>	<b>2,644.00</b>	<b>31,702.50</b>	<b>32,361.00</b>	<b>(658.50)</b>	<b>43,148.00</b>	<b>11,445.50</b>

## Income Statement Report Lanai Condos Operating

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	119.00	0.00	119.00	434.00	0.00	434.00	0.00	(434.00)
<b>Total Reimbursable Expenses</b>	<b>119.00</b>	<b>0.00</b>	<b>119.00</b>	<b>434.00</b>	<b>0.00</b>	<b>434.00</b>	<b>0.00</b>	<b>(434.00)</b>
<b>Other Expenses</b>								
9106 - Reserve Contribution Expense 2	13,696.00	13,696.00	0.00	123,263.00	123,263.00	0.00	164,350.00	41,087.00
<b>Total Other Expenses</b>	<b>13,696.00</b>	<b>13,696.00</b>	<b>0.00</b>	<b>123,263.00</b>	<b>123,263.00</b>	<b>0.00</b>	<b>164,350.00</b>	<b>41,087.00</b>
<b>Total Operating Expense</b>	<b>65,251.11</b>	<b>71,796.00</b>	<b>(6,544.89)</b>	<b>643,181.17</b>	<b>644,272.00</b>	<b>(1,090.83)</b>	<b>863,528.00</b>	<b>220,346.83</b>
<b>Total Operating Income / (Loss)</b>	<b>7,046.06</b>	<b>165.00</b>	<b>6,881.06</b>	<b>6,088.32</b>	<b>3,375.00</b>	<b>2,713.32</b>	<b>0.00</b>	<b>(6,088.32)</b>

This document does not constitute full resale disclosure as required under Colorado State Law

# Income Statement Report Lanai Condos Reserves

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4906 - Reserve Contribution Income 2	13,696.00	13,696.00	0.00	123,263.00	123,263.00	0.00	164,350.00	41,087.00
4910 - Interest Earned - Reserve Accounts	448.85	0.00	448.85	4,343.47	0.00	4,343.47	0.00	(4,343.47)
<b>Total Investment Income</b>	<b>14,144.85</b>	<b>13,696.00</b>	<b>448.85</b>	<b>127,606.47</b>	<b>123,263.00</b>	<b>4,343.47</b>	<b>164,350.00</b>	<b>36,743.53</b>
<b>Total Reserves Income</b>	<b>14,144.85</b>	<b>13,696.00</b>	<b>448.85</b>	<b>127,606.47</b>	<b>123,263.00</b>	<b>4,343.47</b>	<b>164,350.00</b>	<b>36,743.53</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9818 - Building Expenses	0.00	0.00	0.00	12,007.63	0.00	12,007.63	0.00	(12,007.63)
9850 - Elevators Expenses	0.00	0.00	0.00	19,422.50	0.00	19,422.50	0.00	(19,422.50)
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>(31,430.13)</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>31,430.13</b>	<b>0.00</b>	<b>(31,430.13)</b>
<b>Total Reserves Income / (Loss)</b>	<b>14,144.85</b>	<b>13,696.00</b>	<b>448.85</b>	<b>96,176.34</b>	<b>123,263.00</b>	<b>(27,086.66)</b>	<b>164,350.00</b>	<b>68,173.66</b>
<b>Total Association Net Income / (Loss)</b>	<b>21,190.91</b>	<b>13,861.00</b>	<b>7,329.91</b>	<b>102,264.66</b>	<b>126,638.00</b>	<b>(24,373.34)</b>	<b>164,350.00</b>	<b>62,085.34</b>

This document does not constitute full resale disclosure as required under Colorado State Law