

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

As of October 31, 2025

	<u>Balance Oct 31, 2025</u>	<u>Balance Sep 30, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	260,975.51	241,367.92	19,607.59
1650 - Due (To)/From Reserves	(299,176.28)	(285,481.28)	(13,695.00)
<b>Total Operating Funds</b>	<b>(38,200.77)</b>	<b>(44,113.36)</b>	<b>5,912.59</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	10,490.86	8,483.01	2,007.85
<b>Total Accounts Receivable</b>	<b>10,490.86</b>	<b>8,483.01</b>	<b>2,007.85</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	27,246.29	40,869.49	(13,623.20)
<b>Total Prepaid Expenses</b>	<b>27,246.29</b>	<b>40,869.49</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>(463.62)</b>	<b>5,239.14</b>	<b>(5,702.76)</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	(3,500.00)	(3,250.00)	(250.00)
2050 - Resident Refunds	(883.31)	0.00	(883.31)
<b>Total Accounts Payable</b>	<b>(4,453.31)</b>	<b>(3,320.00)</b>	<b>(1,133.31)</b>

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

As of October 31, 2025

	<u>Balance Oct 31, 2025</u>	<u>Balance Sep 30, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	17,005.43	20,833.40	(3,827.97)
2400 - Accrued On Site Services	1,343.12	1,175.11	168.01
<b>Total Accrued Expenses</b>	<b>18,348.55</b>	<b>22,008.51</b>	<b>(3,659.96)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	24,254.75	21,969.04	2,285.71
<b>Total Prepaid Assessments</b>	<b>24,254.75</b>	<b>21,969.04</b>	<b>2,285.71</b>
<b>Total Liabilities</b>	<b>38,149.99</b>	<b>40,657.55</b>	<b>(2,507.56)</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	140.02	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
<b>Total Owners Equity</b>	<b>(41,506.73)</b>	<b>(41,506.73)</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>(41,506.73)</b>	<b>(41,506.73)</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>2,893.12</b>	<b>6,088.32</b>	<b>(3,195.20)</b>
<b>Total Liabilities and Owner Equity</b>	<b>(463.62)</b>	<b>5,239.14</b>	<b>(5,702.76)</b>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of October 31, 2025

	<u>Balance Oct 31, 2025</u>	<u>Balance Sep 30, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	38,577.66	214,316.10	(175,738.44)
1335 - AAB RSRV #8187	208,819.57	208,500.82	318.75
1651 - Due (To)/From Operating	299,176.28	285,481.28	13,695.00
<b>Total Reserve Funds</b>	<b><u>546,573.51</u></b>	<b><u>708,298.20</u></b>	<b><u>(161,724.69)</u></b>
<b>Total Assets</b>	<b><u>546,573.51</u></b>	<b><u>708,298.20</u></b>	<b><u>(161,724.69)</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>(65,548.35)</u></b>	<b><u>96,176.34</u></b>	<b><u>(161,724.69)</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>546,573.51</u></b>	<b><u>708,298.20</u></b>	<b><u>(161,724.69)</u></b>

# Income Statement Report

## Lanai Condos

### Operating

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 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	69,289.00	(18.89)	692,701.10	692,898.00	(196.90)	831,478.00	138,776.90
<b>Total Assessment Income</b>	<b>69,270.11</b>	<b>69,289.00</b>	<b>(18.89)</b>	<b>692,701.10</b>	<b>692,898.00</b>	<b>(196.90)</b>	<b>831,478.00</b>	<b>138,776.90</b>
<b>User Fee Income</b>								
4075 - Parking Fees	200.00	250.00	(50.00)	2,000.00	2,500.00	(500.00)	3,000.00	1,000.00
4225 - Key Fees	250.00	0.00	250.00	450.00	0.00	450.00	0.00	(450.00)
4235 - Laundry Fees	579.50	667.00	(87.50)	6,912.00	6,667.00	245.00	8,000.00	1,088.00
4240 - Move-In & Out Fees	175.00	0.00	175.00	1,400.00	0.00	1,400.00	0.00	(1,400.00)
4400 - Room Rental Fees	50.00	0.00	50.00	600.00	0.00	600.00	0.00	(600.00)
4405 - Rental Unit	1,600.00	1,608.00	(8.00)	16,000.00	16,083.00	(83.00)	19,300.00	3,300.00
4410 - Storage Rental Fees	145.00	145.00	0.00	1,450.00	1,458.00	(8.00)	1,750.00	300.00
<b>Total User Fee Income</b>	<b>2,999.50</b>	<b>2,670.00</b>	<b>329.50</b>	<b>28,812.00</b>	<b>26,708.00</b>	<b>2,104.00</b>	<b>32,050.00</b>	<b>3,238.00</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	5.58	0.00	5.58	31.58	0.00	31.58	0.00	(31.58)
<b>Total Investment Income</b>	<b>5.58</b>	<b>0.00</b>	<b>5.58</b>	<b>31.58</b>	<b>0.00</b>	<b>31.58</b>	<b>0.00</b>	<b>(31.58)</b>
<b>Total Operating Income</b>	<b>72,275.19</b>	<b>71,959.00</b>	<b>316.19</b>	<b>721,544.68</b>	<b>719,606.00</b>	<b>1,938.68</b>	<b>863,528.00</b>	<b>141,983.32</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	233.00	(153.00)	280.00	200.00
5090 - Office Supplies	0.00	167.00	(167.00)	314.03	1,667.00	(1,352.97)	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>0.00</b>	<b>190.00</b>	<b>(190.00)</b>	<b>610.88</b>	<b>1,900.00</b>	<b>(1,289.12)</b>	<b>2,280.00</b>	<b>1,669.12</b>
<b>Communications</b>								
5200 - Community Events	0.00	42.00	(42.00)	347.19	417.00	(69.81)	500.00	152.81

# Income Statement Report

## Lanai Condos

### Operating

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Communications</b>								
5210 - Printing & Copying	1.00	100.00	(99.00)	458.59	1,000.00	(541.41)	1,200.00	741.41
5215 - Postage	0.00	42.00	(42.00)	87.20	417.00	(329.80)	500.00	412.80
<b>Total Communications</b>	<b>1.00</b>	<b>184.00</b>	<b>(183.00)</b>	<b>892.98</b>	<b>1,834.00</b>	<b>(941.02)</b>	<b>2,200.00</b>	<b>1,307.02</b>
<b>Onsite Services</b>								
5300 - On Site Manager	3,335.59	1,250.00	2,085.59	15,700.71	12,500.00	3,200.71	15,000.00	(700.71)
<b>Total Onsite Services</b>	<b>3,335.59</b>	<b>1,250.00</b>	<b>2,085.59</b>	<b>15,700.71</b>	<b>12,500.00</b>	<b>3,200.71</b>	<b>15,000.00</b>	<b>(700.71)</b>
<b>Insurance</b>								
5400 - Insurance Premiums	13,623.20	14,167.00	(543.80)	136,272.00	141,667.00	(5,395.00)	170,000.00	33,728.00
<b>Total Insurance</b>	<b>13,623.20</b>	<b>14,167.00</b>	<b>(543.80)</b>	<b>136,272.00</b>	<b>141,667.00</b>	<b>(5,395.00)</b>	<b>170,000.00</b>	<b>33,728.00</b>
<b>Utilities</b>								
6000 - Electric Service	2,876.69	3,333.00	(456.31)	39,440.14	33,333.00	6,107.14	40,000.00	559.86
6005 - Gas Service	992.66	3,750.00	(2,757.34)	32,489.25	37,500.00	(5,010.75)	45,000.00	12,510.75
6025 - Water Service	5,247.20	2,542.00	2,705.20	32,309.64	25,417.00	6,892.64	30,500.00	(1,809.64)
6035 - Trash and Recycling Service	875.00	850.00	25.00	8,778.50	8,500.00	278.50	10,200.00	1,421.50
6045 - Cable Service	4,471.36	4,358.00	113.36	44,707.80	43,583.00	1,124.80	52,300.00	7,592.20
6050 - Telephone Service	624.99	604.00	20.99	6,437.41	6,042.00	395.41	7,250.00	812.59
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>15,087.90</b>	<b>15,437.00</b>	<b>(349.10)</b>	<b>164,162.74</b>	<b>154,375.00</b>	<b>9,787.74</b>	<b>188,250.00</b>	<b>24,087.26</b>
<b>Operations</b>								
6300 - Permits & Licenses	525.26	125.00	400.26	152.95	1,250.00	(1,097.05)	1,500.00	1,347.05
<b>Total Operations</b>	<b>525.26</b>	<b>125.00</b>	<b>400.26</b>	<b>152.95</b>	<b>1,250.00</b>	<b>(1,097.05)</b>	<b>1,500.00</b>	<b>1,347.05</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	703.64	417.00	286.64	5,741.63	4,167.00	1,574.63	5,000.00	(741.63)
6408 - Elevator Services	578.00	550.00	28.00	4,046.00	5,500.00	(1,454.00)	6,600.00	2,554.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	3,000.00	(2,398.32)	3,600.00	2,998.32
6424 - HVAC Services	2,780.75	0.00	2,780.75	6,693.00	3,750.00	2,943.00	5,000.00	(1,693.00)

# Income Statement Report Lanai Condos Operating

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 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)	29,460.00	29,500.00	(40.00)	35,400.00	5,940.00
6432 - Maintenance Services	11,873.88	6,667.00	5,206.88	63,784.19	66,667.00	(2,882.81)	80,000.00	16,215.81
6434 - Pest Control	500.00	233.00	267.00	2,400.00	2,333.00	67.00	2,800.00	400.00
6442 - Snow Removal Services	0.00	1,125.00	(1,125.00)	7,140.50	6,750.00	390.50	9,000.00	1,859.50
<b>Total Contracted Services</b>	<b>19,382.27</b>	<b>12,242.00</b>	<b>7,140.27</b>	<b>119,867.00</b>	<b>121,667.00</b>	<b>(1,800.00)</b>	<b>147,400.00</b>	<b>27,533.00</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	2,284.71	5,083.00	(2,798.29)	38,701.85	50,833.00	(12,131.15)	61,000.00	22,298.15
6515 - Building Repair & Maintenance	1,500.00	2,917.00	(1,417.00)	22,902.16	29,167.00	(6,264.84)	35,000.00	12,097.84
6550 - Elevator Repair & Maintenance	300.00	333.00	(33.00)	17,534.00	3,333.00	14,201.00	4,000.00	(13,534.00)
6565 - Fire System Repair & Maintenance	570.00	417.00	153.00	2,091.00	4,167.00	(2,076.00)	5,000.00	2,909.00
6570 - Fitness Equipment Repair & Maintenance	250.00	200.00	50.00	1,913.75	2,000.00	(86.25)	2,400.00	486.25
6575 - Flooring/Carpet Supply/Rpr & Maintenance	0.00	333.00	(333.00)	0.00	3,333.00	(3,333.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	112.96	42.00	70.96	272.96	417.00	(144.04)	500.00	227.04
6695 - Plumbing Supplies/Repair & Maintenance	179.50	875.00	(695.50)	11,074.58	8,750.00	2,324.58	10,500.00	(574.58)
6700 - Pool Supplies/Repair & Maintenance	0.00	583.00	(583.00)	12,784.50	5,833.00	6,951.50	7,000.00	(5,784.50)
<b>Total Repair &amp; Maintenance</b>	<b>5,197.17</b>	<b>10,783.00</b>	<b>(5,585.83)</b>	<b>107,274.80</b>	<b>107,833.00</b>	<b>(558.20)</b>	<b>129,400.00</b>	<b>22,125.20</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	3,600.00	2,750.00	850.00	3,300.00	(300.00)
7020 - Legal Services	1,932.00	0.00	1,932.00	4,520.00	0.00	4,520.00	0.00	(4,520.00)
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	4,167.00	(4,167.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	26,400.00	29,040.00	(2,640.00)	34,848.00	8,448.00
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>4,572.00</b>	<b>3,596.00</b>	<b>976.00</b>	<b>36,274.50</b>	<b>35,957.00</b>	<b>317.50</b>	<b>43,148.00</b>	<b>6,873.50</b>

**Income Statement Report  
Lanai Condos  
Operating**

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	51.00	0.00	51.00	485.00	0.00	485.00	0.00	(485.00)
<b>Total Reimbursable Expenses</b>	<b>51.00</b>	<b>0.00</b>	<b>51.00</b>	<b>485.00</b>	<b>0.00</b>	<b>485.00</b>	<b>0.00</b>	<b>(485.00)</b>
<b>Other Expenses</b>								
9106 - Reserve Contribution Expense 2	13,695.00	13,695.00	0.00	136,958.00	136,958.00	0.00	164,350.00	27,392.00
<b>Total Other Expenses</b>	<b>13,695.00</b>	<b>13,695.00</b>	<b>0.00</b>	<b>136,958.00</b>	<b>136,958.00</b>	<b>0.00</b>	<b>164,350.00</b>	<b>27,392.00</b>
<b>Total Operating Expense</b>	<b>75,470.39</b>	<b>71,669.00</b>	<b>3,801.39</b>	<b>718,651.56</b>	<b>715,941.00</b>	<b>2,710.56</b>	<b>863,528.00</b>	<b>144,876.44</b>
<b>Total Operating Income / (Loss)</b>	<b>(3,195.20)</b>	<b>290.00</b>	<b>(3,485.20)</b>	<b>2,893.12</b>	<b>3,665.00</b>	<b>(771.88)</b>	<b>0.00</b>	<b>(2,893.12)</b>

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

# Income Statement Report Lanai Condos Reserves

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 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	13,695.00	13,695.00	0.00	136,958.00	136,958.00	0.00	164,350.00	27,392.00
4910 - Interest Earned - Reserve Accounts	433.31	0.00	433.31	4,776.78	0.00	4,776.78	0.00	(4,776.78)
<b>Total Investment Income</b>	<b>14,128.31</b>	<b>13,695.00</b>	<b>433.31</b>	<b>141,734.78</b>	<b>136,958.00</b>	<b>4,776.78</b>	<b>164,350.00</b>	<b>22,615.22</b>
<b>Total Reserves Income</b>	<b>14,128.31</b>	<b>13,695.00</b>	<b>433.31</b>	<b>141,734.78</b>	<b>136,958.00</b>	<b>4,776.78</b>	<b>164,350.00</b>	<b>22,615.22</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	175,853.00	0.00	175,853.00	195,275.50	0.00	195,275.50	0.00	(195,275.50)
<b>Total Reserve Expenses</b>	<b>175,853.00</b>	<b>0.00</b>	<b>175,853.00</b>	<b>207,283.13</b>	<b>0.00</b>	<b>207,283.13</b>	<b>0.00</b>	<b>(207,283.13)</b>
<b>Total Reserves Expense</b>	<b>175,853.00</b>	<b>0.00</b>	<b>175,853.00</b>	<b>207,283.13</b>	<b>0.00</b>	<b>207,283.13</b>	<b>0.00</b>	<b>(207,283.13)</b>
<b>Total Reserves Income / (Loss)</b>	<b>(161,724.69)</b>	<b>13,695.00</b>	<b>(175,419.69)</b>	<b>(65,548.35)</b>	<b>136,958.00</b>	<b>(202,506.35)</b>	<b>164,350.00</b>	<b>229,898.35</b>
<b>Total Association Net Income / (Loss)</b>	<b>(164,919.89)</b>	<b>13,985.00</b>	<b>(178,904.89)</b>	<b>(62,655.23)</b>	<b>140,623.00</b>	<b>(203,278.23)</b>	<b>164,350.00</b>	<b>227,005.23</b>

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