

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

As of November 30, 2025

	<u>Balance Nov 30, 2025</u>	<u>Balance Oct 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	290,465.58	260,975.51	29,490.07
1650 - Due (To)/From Reserves	(312,872.28)	(299,176.28)	(13,696.00)
<b>Total Operating Funds</b>	<b>(22,406.70)</b>	<b>(38,200.77)</b>	<b>15,794.07</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	13,463.71	10,490.86	2,972.85
<b>Total Accounts Receivable</b>	<b>13,463.71</b>	<b>10,490.86</b>	<b>2,972.85</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	13,623.09	27,246.29	(13,623.20)
<b>Total Prepaid Expenses</b>	<b>13,623.09</b>	<b>27,246.29</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>4,680.10</b>	<b>(463.62)</b>	<b>5,143.72</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	(3,750.00)	(3,500.00)	(250.00)
2050 - Resident Refunds	(883.31)	(883.31)	0.00
<b>Total Accounts Payable</b>	<b>(4,703.31)</b>	<b>(4,453.31)</b>	<b>(250.00)</b>

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

As of November 30, 2025

	<u>Balance Nov 30, 2025</u>	<u>Balance Oct 31, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	20,163.67	17,005.43	3,158.24
2400 - Accrued On Site Services	(3.17)	1,343.12	(1,346.29)
<b>Total Accrued Expenses</b>	<b>20,160.50</b>	<b>18,348.55</b>	<b>1,811.95</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	23,357.51	24,254.75	(897.24)
<b>Total Prepaid Assessments</b>	<b>23,357.51</b>	<b>24,254.75</b>	<b>(897.24)</b>
<b>Total Liabilities</b>	<b>38,814.70</b>	<b>38,149.99</b>	<b>664.71</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>7,372.13</b>	<b>2,893.12</b>	<b>4,479.01</b>
<b>Total Liabilities and Owner Equity</b>	<b>4,680.10</b>	<b>(463.62)</b>	<b>5,143.72</b>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of November 30, 2025

	<u>Balance Nov 30, 2025</u>	<u>Balance Oct 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	38,603.02	38,577.66	25.36
1335 - AAB RSRV #8187	209,128.51	208,819.57	308.94
1651 - Due (To)/From Operating	312,872.28	299,176.28	13,696.00
<b>Total Reserve Funds</b>	<b>560,603.81</b>	<b>546,573.51</b>	<b>14,030.30</b>
<b>Total Assets</b>	<b>560,603.81</b>	<b>546,573.51</b>	<b>14,030.30</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>612,121.86</b>	<b>612,121.86</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>612,121.86</b>	<b>612,121.86</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>(51,518.05)</b>	<b>(65,548.35)</b>	<b>14,030.30</b>
<b>Total Liabilities and Owner Equity</b>	<b>560,603.81</b>	<b>546,573.51</b>	<b>14,030.30</b>

# Income Statement Report

## Lanai Condos

### Operating

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 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)	761,971.21	762,188.00	(216.79)	831,478.00	69,506.79
<b>Total Assessment Income</b>	<b>69,270.11</b>	<b>69,290.00</b>	<b>(19.89)</b>	<b>761,971.21</b>	<b>762,188.00</b>	<b>(216.79)</b>	<b>831,478.00</b>	<b>69,506.79</b>
<b>User Fee Income</b>								
4075 - Parking Fees	200.00	250.00	(50.00)	2,200.00	2,750.00	(550.00)	3,000.00	800.00
4225 - Key Fees	100.00	0.00	100.00	550.00	0.00	550.00	0.00	(550.00)
4235 - Laundry Fees	600.25	666.00	(65.75)	7,512.25	7,333.00	179.25	8,000.00	487.75
4240 - Move-In & Out Fees	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00	(1,400.00)
4248 - Administrative Fees	44.00	0.00	44.00	44.00	0.00	44.00	0.00	(44.00)
4400 - Room Rental Fees	100.00	0.00	100.00	700.00	0.00	700.00	0.00	(700.00)
4405 - Rental Unit	1,600.00	1,609.00	(9.00)	17,600.00	17,692.00	(92.00)	19,300.00	1,700.00
4410 - Storage Rental Fees	145.00	146.00	(1.00)	1,595.00	1,604.00	(9.00)	1,750.00	155.00
<b>Total User Fee Income</b>	<b>2,789.25</b>	<b>2,671.00</b>	<b>118.25</b>	<b>31,601.25</b>	<b>29,379.00</b>	<b>2,222.25</b>	<b>32,050.00</b>	<b>448.75</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	5.88	0.00	5.88	37.46	0.00	37.46	0.00	(37.46)
<b>Total Investment Income</b>	<b>5.88</b>	<b>0.00</b>	<b>5.88</b>	<b>37.46</b>	<b>0.00</b>	<b>37.46</b>	<b>0.00</b>	<b>(37.46)</b>
<b>Total Operating Income</b>	<b>72,065.24</b>	<b>71,961.00</b>	<b>104.24</b>	<b>793,609.92</b>	<b>791,567.00</b>	<b>2,042.92</b>	<b>863,528.00</b>	<b>69,918.08</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	24.00	(24.00)	80.00	257.00	(177.00)	280.00	200.00
5090 - Office Supplies	0.00	166.00	(166.00)	314.03	1,833.00	(1,518.97)	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)
5196 - Miscellaneous Admin Expenses	350.00	0.00	350.00	350.00	0.00	350.00	0.00	(350.00)
<b>Total Administrative</b>	<b>350.00</b>	<b>190.00</b>	<b>160.00</b>	<b>960.88</b>	<b>2,090.00</b>	<b>(1,129.12)</b>	<b>2,280.00</b>	<b>1,319.12</b>

# Income Statement Report

## Lanai Condos

### Operating

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Communications</b>								
5200 - Community Events	155.25	41.00	114.25	502.44	458.00	44.44	500.00	(2.44)
5210 - Printing & Copying	0.00	100.00	(100.00)	458.59	1,100.00	(641.41)	1,200.00	741.41
5215 - Postage	0.00	41.00	(41.00)	87.20	458.00	(370.80)	500.00	412.80
<b>Total Communications</b>	<b>155.25</b>	<b>182.00</b>	<b>(26.75)</b>	<b>1,048.23</b>	<b>2,016.00</b>	<b>(967.77)</b>	<b>2,200.00</b>	<b>1,151.77</b>
<b>Onsite Services</b>								
5300 - On Site Manager	1,871.71	1,250.00	621.71	17,572.42	13,750.00	3,822.42	15,000.00	(2,572.42)
<b>Total Onsite Services</b>	<b>1,871.71</b>	<b>1,250.00</b>	<b>621.71</b>	<b>17,572.42</b>	<b>13,750.00</b>	<b>3,822.42</b>	<b>15,000.00</b>	<b>(2,572.42)</b>
<b>Insurance</b>								
5400 - Insurance Premiums	13,623.20	14,166.00	(542.80)	149,895.20	155,833.00	(5,937.80)	170,000.00	20,104.80
<b>Total Insurance</b>	<b>13,623.20</b>	<b>14,166.00</b>	<b>(542.80)</b>	<b>149,895.20</b>	<b>155,833.00</b>	<b>(5,937.80)</b>	<b>170,000.00</b>	<b>20,104.80</b>
<b>Utilities</b>								
6000 - Electric Service	4,665.80	3,334.00	1,331.80	44,105.94	36,667.00	7,438.94	40,000.00	(4,105.94)
6005 - Gas Service	1,580.19	3,750.00	(2,169.81)	34,069.44	41,250.00	(7,180.56)	45,000.00	10,930.56
6025 - Water Service	2,591.45	2,541.00	50.45	34,901.09	27,958.00	6,943.09	30,500.00	(4,401.09)
6035 - Trash and Recycling Service	875.00	850.00	25.00	9,653.50	9,350.00	303.50	10,200.00	546.50
6045 - Cable Service	4,471.36	4,359.00	112.36	49,179.16	47,942.00	1,237.16	52,300.00	3,120.84
6050 - Telephone Service	625.40	604.00	21.40	7,062.81	6,646.00	416.81	7,250.00	187.19
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>14,809.20</b>	<b>15,438.00</b>	<b>(628.80)</b>	<b>178,971.94</b>	<b>169,813.00</b>	<b>9,158.94</b>	<b>188,250.00</b>	<b>9,278.06</b>
<b>Operations</b>								
6300 - Permits & Licenses	70.66	125.00	(54.34)	223.61	1,375.00	(1,151.39)	1,500.00	1,276.39
<b>Total Operations</b>	<b>70.66</b>	<b>125.00</b>	<b>(54.34)</b>	<b>223.61</b>	<b>1,375.00</b>	<b>(1,151.39)</b>	<b>1,500.00</b>	<b>1,276.39</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	1,087.93	416.00	671.93	6,829.56	4,583.00	2,246.56	5,000.00	(1,829.56)
6408 - Elevator Services	578.00	550.00	28.00	4,624.00	6,050.00	(1,426.00)	6,600.00	1,976.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	3,300.00	(2,698.32)	3,600.00	2,998.32

# Income Statement Report

## Lanai Condos

### Operating

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6424 - HVAC Services	0.00	0.00	0.00	6,693.00	3,750.00	2,943.00	5,000.00	(1,693.00)
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	32,406.00	32,450.00	(44.00)	35,400.00	2,994.00
6432 - Maintenance Services	6,354.03	6,666.00	(311.97)	70,138.22	73,333.00	(3,194.78)	80,000.00	9,861.78
6434 - Pest Control	250.00	234.00	16.00	2,650.00	2,567.00	83.00	2,800.00	150.00
6442 - Snow Removal Services	0.00	1,125.00	(1,125.00)	7,140.50	7,875.00	(734.50)	9,000.00	1,859.50
<b>Total Contracted Services</b>	<b>11,215.96</b>	<b>12,241.00</b>	<b>(1,025.04)</b>	<b>131,082.96</b>	<b>133,908.00</b>	<b>(2,825.04)</b>	<b>147,400.00</b>	<b>16,317.04</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	1,929.00	5,084.00	(3,155.00)	40,630.85	55,917.00	(15,286.15)	61,000.00	20,369.15
6515 - Building Repair & Maintenance	95.00	2,916.00	(2,821.00)	22,997.16	32,083.00	(9,085.84)	35,000.00	12,002.84
6550 - Elevator Repair & Maintenance	0.00	334.00	(334.00)	17,534.00	3,667.00	13,867.00	4,000.00	(13,534.00)
6565 - Fire System Repair & Maintenance	938.00	416.00	522.00	3,029.00	4,583.00	(1,554.00)	5,000.00	1,971.00
6570 - Fitness Equipment Repair & Maintenance	0.00	200.00	(200.00)	1,913.75	2,200.00	(286.25)	2,400.00	486.25
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	334.00	(334.00)	0.00	3,667.00	(3,667.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	0.00	41.00	(41.00)	272.96	458.00	(185.04)	500.00	227.04
6695 - Plumbing Supplies/Repair & Maintenance	1,105.25	875.00	230.25	12,179.83	9,625.00	2,554.83	10,500.00	(1,679.83)
6700 - Pool Supplies/Repair & Maintenance	4,934.00	584.00	4,350.00	17,718.50	6,417.00	11,301.50	7,000.00	(10,718.50)
<b>Total Repair &amp; Maintenance</b>	<b>9,001.25</b>	<b>10,784.00</b>	<b>(1,782.75)</b>	<b>116,276.05</b>	<b>118,617.00</b>	<b>(2,340.95)</b>	<b>129,400.00</b>	<b>13,123.95</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	275.00	(275.00)	3,600.00	3,025.00	575.00	3,300.00	(300.00)
7020 - Legal Services	0.00	0.00	0.00	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	416.00	(416.00)	0.00	4,583.00	(4,583.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	29,040.00	31,944.00	(2,904.00)	34,848.00	5,808.00
7095 - Other Professional Fees	85.00	0.00	85.00	790.00	0.00	790.00	0.00	(790.00)
<b>Total Professional Services</b>	<b>2,725.00</b>	<b>3,595.00</b>	<b>(870.00)</b>	<b>38,999.50</b>	<b>39,552.00</b>	<b>(552.50)</b>	<b>43,148.00</b>	<b>4,148.50</b>

**Income Statement Report  
Lanai Condos  
Operating**

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	68.00	0.00	68.00	553.00	0.00	553.00	0.00	(553.00)
<b>Total Reimbursable Expenses</b>	<b>68.00</b>	<b>0.00</b>	<b>68.00</b>	<b>553.00</b>	<b>0.00</b>	<b>553.00</b>	<b>0.00</b>	<b>(553.00)</b>
<b>Other Expenses</b>								
9106 - Reserve Contribution Expense 2	13,696.00	13,696.00	0.00	150,654.00	150,654.00	0.00	164,350.00	13,696.00
<b>Total Other Expenses</b>	<b>13,696.00</b>	<b>13,696.00</b>	<b>0.00</b>	<b>150,654.00</b>	<b>150,654.00</b>	<b>0.00</b>	<b>164,350.00</b>	<b>13,696.00</b>
<b>Total Operating Expense</b>	<b>67,586.23</b>	<b>71,667.00</b>	<b>(4,080.77)</b>	<b>786,237.79</b>	<b>787,608.00</b>	<b>(1,370.21)</b>	<b>863,528.00</b>	<b>77,290.21</b>
<b>Total Operating Income / (Loss)</b>	<b>4,479.01</b>	<b>294.00</b>	<b>4,185.01</b>	<b>7,372.13</b>	<b>3,959.00</b>	<b>3,413.13</b>	<b>0.00</b>	<b>(7,372.13)</b>

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

# Income Statement Report Lanai Condos Reserves

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4906 - Reserve Contribution Income 2	13,696.00	13,696.00	0.00	150,654.00	150,654.00	0.00	164,350.00	13,696.00
4910 - Interest Earned - Reserve Accounts	334.30	0.00	334.30	5,111.08	0.00	5,111.08	0.00	(5,111.08)
<b>Total Investment Income</b>	<b>14,030.30</b>	<b>13,696.00</b>	<b>334.30</b>	<b>155,765.08</b>	<b>150,654.00</b>	<b>5,111.08</b>	<b>164,350.00</b>	<b>8,584.92</b>
<b>Total Reserves Income</b>	<b>14,030.30</b>	<b>13,696.00</b>	<b>334.30</b>	<b>155,765.08</b>	<b>150,654.00</b>	<b>5,111.08</b>	<b>164,350.00</b>	<b>8,584.92</b>
<b>Expense</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	195,275.50	0.00	195,275.50	0.00	(195,275.50)
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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>0.00</b>	<b>0.00</b>	<b>0.00</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>14,030.30</b>	<b>13,696.00</b>	<b>334.30</b>	<b>(51,518.05)</b>	<b>150,654.00</b>	<b>(202,172.05)</b>	<b>164,350.00</b>	<b>215,868.05</b>
<b>Total Association Net Income / (Loss)</b>	<b>18,509.31</b>	<b>13,990.00</b>	<b>4,519.31</b>	<b>(44,145.92)</b>	<b>154,613.00</b>	<b>(198,758.92)</b>	<b>164,350.00</b>	<b>208,495.92</b>

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