

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

As of December 31, 2025

	<u>Balance Dec 31, 2025</u>	<u>Balance Nov 30, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	405,731.26	290,465.58	115,265.68
1650 - Due (To)/From Reserves	(326,568.28)	(312,872.28)	(13,696.00)
<b>Total Operating Funds</b>	<b>79,162.98</b>	<b>(22,406.70)</b>	<b>101,569.68</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	92,341.76	13,463.71	78,878.05
1525 - Accounts Receivable Other	4,933.31	0.00	4,933.31
<b>Total Accounts Receivable</b>	<b>97,275.07</b>	<b>13,463.71</b>	<b>83,811.36</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	0.00	13,623.09	(13,623.09)
<b>Total Prepaid Expenses</b>	<b>0.00</b>	<b>13,623.09</b>	<b>(13,623.09)</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>176,438.05</b>	<b>4,680.10</b>	<b>171,757.95</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	0.00	(70.00)	70.00
2025 - Transfer Fee Payable	0.00	(3,750.00)	3,750.00
2050 - Resident Refunds	0.00	(883.31)	883.31
<b>Total Accounts Payable</b>	<b>0.00</b>	<b>(4,703.31)</b>	<b>4,703.31</b>

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

As of December 31, 2025

	<u>Balance Dec 31, 2025</u>	<u>Balance Nov 30, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	32,417.14	20,163.67	12,253.47
2400 - Accrued On Site Services	110.64	(3.17)	113.81
<b>Total Accrued Expenses</b>	<b>32,527.78</b>	<b>20,160.50</b>	<b>12,367.28</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	28,619.83	23,357.51	5,262.32
2596 - Deferred Revenue-Special Assessments	148,888.11	0.00	148,888.11
<b>Total Prepaid Assessments</b>	<b>177,507.94</b>	<b>23,357.51</b>	<b>154,150.43</b>
<b>Total Liabilities</b>	<b>210,035.72</b>	<b>38,814.70</b>	<b>171,221.02</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	(43,697.67)	(51,746.75)	8,049.08
3005 - Equity Adjustments - Prior Periods	0.00	140.02	(140.02)
3100 - Working Capital	10,100.00	10,100.00	0.00
<b>Total Owners Equity</b>	<b>(33,597.67)</b>	<b>(41,506.73)</b>	<b>7,909.06</b>
<b>Total Owners' Equity</b>	<b>(33,597.67)</b>	<b>(41,506.73)</b>	<b>7,909.06</b>
<b>Operating Income / (Loss)</b>	<b>0.00</b>	<b>7,372.13</b>	<b>(7,372.13)</b>
<b>Total Liabilities and Owner Equity</b>	<b>176,438.05</b>	<b>4,680.10</b>	<b>171,757.95</b>

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of December 31, 2025

	<u>Balance Dec 31, 2025</u>	<u>Balance Nov 30, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	38,627.03	38,603.02	24.01
1335 - AAB RSRV #8187	209,448.22	209,128.51	319.71
1651 - Due (To)/From Operating	326,568.28	312,872.28	13,696.00
<b>Total Reserve Funds</b>	<b><u>574,643.53</u></b>	<b><u>560,603.81</u></b>	<b><u>14,039.72</u></b>
<b>Total Assets</b>	<b><u>574,643.53</u></b>	<b><u>560,603.81</u></b>	<b><u>14,039.72</u></b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	574,643.53	612,121.86	(37,478.33)
<b>Total Owners Equity</b>	<b><u>574,643.53</u></b>	<b><u>612,121.86</u></b>	<b><u>(37,478.33)</u></b>
<b>Total Owners' Equity</b>	<b><u>574,643.53</u></b>	<b><u>612,121.86</u></b>	<b><u>(37,478.33)</u></b>
<b>Reserves Income / (Loss)</b>	<b><u>0.00</u></b>	<b><u>(51,518.05)</u></b>	<b><u>51,518.05</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>574,643.53</u></b>	<b><u>560,603.81</u></b>	<b><u>14,039.72</u></b>

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 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)	831,241.32	831,478.00	(236.68)	831,478.00	236.68
<b>Total Assessment Income</b>	<b>69,270.11</b>	<b>69,290.00</b>	<b>(19.89)</b>	<b>831,241.32</b>	<b>831,478.00</b>	<b>(236.68)</b>	<b>831,478.00</b>	<b>236.68</b>
<b>User Fee Income</b>								
4075 - Parking Fees	200.00	250.00	(50.00)	2,400.00	3,000.00	(600.00)	3,000.00	600.00
4225 - Key Fees	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
4235 - Laundry Fees	632.75	667.00	(34.25)	8,145.00	8,000.00	145.00	8,000.00	(145.00)
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	153.00	0.00	153.00	197.00	0.00	197.00	0.00	(197.00)
4400 - Room Rental Fees	175.00	0.00	175.00	875.00	0.00	875.00	0.00	(875.00)
4405 - Rental Unit	1,600.00	1,608.00	(8.00)	19,200.00	19,300.00	(100.00)	19,300.00	100.00
4410 - Storage Rental Fees	145.00	146.00	(1.00)	1,740.00	1,750.00	(10.00)	1,750.00	10.00
<b>Total User Fee Income</b>	<b>2,905.75</b>	<b>2,671.00</b>	<b>234.75</b>	<b>34,507.00</b>	<b>32,050.00</b>	<b>2,457.00</b>	<b>32,050.00</b>	<b>(2,457.00)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	7.49	0.00	7.49	44.95	0.00	44.95	0.00	(44.95)
<b>Total Investment Income</b>	<b>7.49</b>	<b>0.00</b>	<b>7.49</b>	<b>44.95</b>	<b>0.00</b>	<b>44.95</b>	<b>0.00</b>	<b>(44.95)</b>
<b>Total Operating Income</b>	<b>72,183.35</b>	<b>71,961.00</b>	<b>222.35</b>	<b>865,793.27</b>	<b>863,528.00</b>	<b>2,265.27</b>	<b>863,528.00</b>	<b>(2,265.27)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	89.00	0.00	89.00	94.00	0.00	94.00	0.00	(94.00)
5015 - Bank Charges	0.00	23.00	(23.00)	80.00	280.00	(200.00)	280.00	200.00
5090 - Office Supplies	459.84	167.00	292.84	773.87	2,000.00	(1,226.13)	2,000.00	1,226.13
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	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
<b>Total Administrative</b>	<b>548.84</b>	<b>190.00</b>	<b>358.84</b>	<b>1,509.72</b>	<b>2,280.00</b>	<b>(770.28)</b>	<b>2,280.00</b>	<b>770.28</b>

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Communications</b>								
5200 - Community Events	586.60	42.00	544.60	1,089.04	500.00	589.04	500.00	(589.04)
5210 - Printing & Copying	536.46	100.00	436.46	995.05	1,200.00	(204.95)	1,200.00	204.95
5215 - Postage	313.00	42.00	271.00	400.20	500.00	(99.80)	500.00	99.80
<b>Total Communications</b>	<b>1,436.06</b>	<b>184.00</b>	<b>1,252.06</b>	<b>2,484.29</b>	<b>2,200.00</b>	<b>284.29</b>	<b>2,200.00</b>	<b>(284.29)</b>
<b>Onsite Services</b>								
5300 - On Site Manager	839.18	1,250.00	(410.82)	18,411.60	15,000.00	3,411.60	15,000.00	(3,411.60)
<b>Total Onsite Services</b>	<b>839.18</b>	<b>1,250.00</b>	<b>(410.82)</b>	<b>18,411.60</b>	<b>15,000.00</b>	<b>3,411.60</b>	<b>15,000.00</b>	<b>(3,411.60)</b>
<b>Insurance</b>								
5400 - Insurance Premiums	13,623.09	14,167.00	(543.91)	163,518.29	170,000.00	(6,481.71)	170,000.00	6,481.71
<b>Total Insurance</b>	<b>13,623.09</b>	<b>14,167.00</b>	<b>(543.91)</b>	<b>163,518.29</b>	<b>170,000.00</b>	<b>(6,481.71)</b>	<b>170,000.00</b>	<b>6,481.71</b>
<b>Utilities</b>								
6000 - Electric Service	(355.10)	3,333.00	(3,688.10)	43,750.84	40,000.00	3,750.84	40,000.00	(3,750.84)
6005 - Gas Service	6,789.21	3,750.00	3,039.21	40,858.65	45,000.00	(4,141.35)	45,000.00	4,141.35
6025 - Water Service	3,668.00	2,542.00	1,126.00	38,569.09	30,500.00	8,069.09	30,500.00	(8,069.09)
6035 - Trash and Recycling Service	875.00	850.00	25.00	10,528.50	10,200.00	328.50	10,200.00	(328.50)
6045 - Cable Service	4,471.36	4,358.00	113.36	53,650.52	52,300.00	1,350.52	52,300.00	(1,350.52)
6050 - Telephone Service	424.19	604.00	(179.81)	7,487.00	7,250.00	237.00	7,250.00	(237.00)
6070 - Storm Drain	0.00	3,000.00	(3,000.00)	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
<b>Total Utilities</b>	<b>15,872.66</b>	<b>18,437.00</b>	<b>(2,564.34)</b>	<b>194,844.60</b>	<b>188,250.00</b>	<b>6,594.60</b>	<b>188,250.00</b>	<b>(6,594.60)</b>
<b>Operations</b>								
6300 - Permits & Licenses	70.66	125.00	(54.34)	294.27	1,500.00	(1,205.73)	1,500.00	1,205.73
<b>Total Operations</b>	<b>70.66</b>	<b>125.00</b>	<b>(54.34)</b>	<b>294.27</b>	<b>1,500.00</b>	<b>(1,205.73)</b>	<b>1,500.00</b>	<b>1,205.73</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	192.00	417.00	(225.00)	7,021.56	5,000.00	2,021.56	5,000.00	(2,021.56)
6408 - Elevator Services	578.00	550.00	28.00	5,202.00	6,600.00	(1,398.00)	6,600.00	1,398.00
6414 - Fire Prevention & Protection	0.00	300.00	(300.00)	601.68	3,600.00	(2,998.32)	3,600.00	2,998.32

# Income Statement Report

## Lanai Condos

### Operating

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6424 - HVAC Services	0.00	1,250.00	(1,250.00)	6,693.00	5,000.00	1,693.00	5,000.00	(1,693.00)
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	35,352.00	35,400.00	(48.00)	35,400.00	48.00
6432 - Maintenance Services	5,177.26	6,667.00	(1,489.74)	75,315.48	80,000.00	(4,684.52)	80,000.00	4,684.52
6434 - Pest Control	100.00	233.00	(133.00)	2,750.00	2,800.00	(50.00)	2,800.00	50.00
6442 - Snow Removal Services	840.50	1,125.00	(284.50)	7,981.00	9,000.00	(1,019.00)	9,000.00	1,019.00
<b>Total Contracted Services</b>	<b>9,833.76</b>	<b>13,492.00</b>	<b>(3,658.24)</b>	<b>140,916.72</b>	<b>147,400.00</b>	<b>(6,483.28)</b>	<b>147,400.00</b>	<b>6,483.28</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	8,718.00	5,083.00	3,635.00	49,348.85	61,000.00	(11,651.15)	61,000.00	11,651.15
6515 - Building Repair & Maintenance	1,961.67	2,917.00	(955.33)	24,958.83	35,000.00	(10,041.17)	35,000.00	10,041.17
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	17,534.00	4,000.00	13,534.00	4,000.00	(13,534.00)
6565 - Fire System Repair & Maintenance	0.00	417.00	(417.00)	3,029.00	5,000.00	(1,971.00)	5,000.00	1,971.00
6570 - Fitness Equipment Repair & Maintenance	0.00	200.00	(200.00)	1,913.75	2,400.00	(486.25)	2,400.00	486.25
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	333.00	(333.00)	0.00	4,000.00	(4,000.00)	4,000.00	4,000.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	272.96	500.00	(227.04)	500.00	227.04
6695 - Plumbing Supplies/Repair & Maintenance	1,137.50	875.00	262.50	13,317.33	10,500.00	2,817.33	10,500.00	(2,817.33)
6700 - Pool Supplies/Repair & Maintenance	0.00	583.00	(583.00)	17,718.50	7,000.00	10,718.50	7,000.00	(10,718.50)
<b>Total Repair &amp; Maintenance</b>	<b>11,817.17</b>	<b>10,783.00</b>	<b>1,034.17</b>	<b>128,093.22</b>	<b>129,400.00</b>	<b>(1,306.78)</b>	<b>129,400.00</b>	<b>1,306.78</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	700.00	275.00	425.00	4,300.00	3,300.00	1,000.00	3,300.00	(1,000.00)
7020 - Legal Services	288.00	0.00	288.00	4,808.00	0.00	4,808.00	0.00	(4,808.00)
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	5,000.00	(5,000.00)	5,000.00	5,000.00
7040 - Management Fees	2,640.00	2,904.00	(264.00)	31,680.00	34,848.00	(3,168.00)	34,848.00	3,168.00
7095 - Other Professional Fees	0.00	0.00	0.00	790.00	0.00	790.00	0.00	(790.00)
<b>Total Professional Services</b>	<b>3,628.00</b>	<b>3,596.00</b>	<b>32.00</b>	<b>42,627.50</b>	<b>43,148.00</b>	<b>(520.50)</b>	<b>43,148.00</b>	<b>520.50</b>

# Income Statement Report Lanai Condos Operating

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	281.00	0.00	281.00	834.00	0.00	834.00	0.00	(834.00)
<b>Total Reimbursable Expenses</b>	<b>281.00</b>	<b>0.00</b>	<b>281.00</b>	<b>834.00</b>	<b>0.00</b>	<b>834.00</b>	<b>0.00</b>	<b>(834.00)</b>
<b>Other Expenses</b>								
9106 - Reserve Contribution Expense 2	13,696.00	13,696.00	0.00	164,350.00	164,350.00	0.00	164,350.00	0.00
<b>Total Other Expenses</b>	<b>13,696.00</b>	<b>13,696.00</b>	<b>0.00</b>	<b>164,350.00</b>	<b>164,350.00</b>	<b>0.00</b>	<b>164,350.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>71,646.42</b>	<b>75,920.00</b>	<b>(4,273.58)</b>	<b>857,884.21</b>	<b>863,528.00</b>	<b>(5,643.79)</b>	<b>863,528.00</b>	<b>5,643.79</b>
<b>Total Operating Income / (Loss)</b>	<b>536.93</b>	<b>(3,959.00)</b>	<b>4,495.93</b>	<b>7,909.06</b>	<b>0.00</b>	<b>7,909.06</b>	<b>0.00</b>	<b>(7,909.06)</b>

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

# Income Statement Report Lanai Condos Reserves

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 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	164,350.00	164,350.00	0.00	164,350.00	0.00
4910 - Interest Earned - Reserve Accounts	343.72	0.00	343.72	5,454.80	0.00	5,454.80	0.00	(5,454.80)
<b>Total Investment Income</b>	<b>14,039.72</b>	<b>13,696.00</b>	<b>343.72</b>	<b>169,804.80</b>	<b>164,350.00</b>	<b>5,454.80</b>	<b>164,350.00</b>	<b>(5,454.80)</b>
<b>Total Reserves Income</b>	<b>14,039.72</b>	<b>13,696.00</b>	<b>343.72</b>	<b>169,804.80</b>	<b>164,350.00</b>	<b>5,454.80</b>	<b>164,350.00</b>	<b>(5,454.80)</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>14,039.72</b>	<b>13,696.00</b>	<b>343.72</b>	<b>(37,478.33)</b>	<b>164,350.00</b>	<b>(201,828.33)</b>	<b>164,350.00</b>	<b>201,828.33</b>
<b>Total Association Net Income / (Loss)</b>	<b>14,576.65</b>	<b>9,737.00</b>	<b>4,839.65</b>	<b>(29,569.27)</b>	<b>164,350.00</b>	<b>(193,919.27)</b>	<b>164,350.00</b>	<b>193,919.27</b>

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