

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

As of April 30, 2026

	<u>Balance Apr 30, 2026</u>	<u>Balance Mar 31, 2026</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1015 - AAB OPER #4723	299,313.22	398,742.42	(99,429.20)
1650 - Due (To)/From Reserves	(162,218.28)	(326,568.28)	164,350.00
<b>Total Operating Funds</b>	<b>137,094.94</b>	<b>72,174.14</b>	<b>64,920.80</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	91,440.56	16,919.13	74,521.43
1525 - Accounts Receivable Other	(4,000.00)	(4,000.00)	0.00
<b>Total Accounts Receivable</b>	<b>87,440.56</b>	<b>12,919.13</b>	<b>74,521.43</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	95,091.77	106,978.24	(11,886.47)
1640 - Other Prepaid Expenses	2,640.40	0.00	2,640.40
<b>Total Prepaid Expenses</b>	<b>97,732.17</b>	<b>106,978.24</b>	<b>(9,246.07)</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>322,267.67</b>	<b>192,071.51</b>	<b>130,196.16</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	0.00	(50.00)	50.00
2025 - Transfer Fee Payable	0.00	(250.00)	250.00

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

As of April 30, 2026

	<u>Balance Apr 30, 2026</u>	<u>Balance Mar 31, 2026</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2050 - Resident Refunds	228.58	(883.31)	1,111.89
	<u>228.58</u>	<u>(1,183.31)</u>	<u>1,411.89</u>
<b>Total Accounts Payable</b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	20,056.45	25,422.76	(5,366.31)
2400 - Accrued On Site Services	268.94	328.96	(60.02)
	<u>20,325.39</u>	<u>25,751.72</u>	<u>(5,426.33)</u>
<b>Total Accrued Expenses</b>			
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	17,227.53	44,627.23	(27,399.70)
	<u>17,227.53</u>	<u>44,627.23</u>	<u>(27,399.70)</u>
<b>Total Prepaid Assessments</b>			
	<u>37,781.50</u>	<u>69,195.64</u>	<u>(31,414.14)</u>
<b>Total Liabilities</b>			
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	90,793.77	90,793.77	0.00
3100 - Working Capital	10,100.00	10,100.00	0.00
	<u>100,893.77</u>	<u>100,893.77</u>	<u>0.00</u>
<b>Total Owners Equity</b>			
	<u>100,893.77</u>	<u>100,893.77</u>	<u>0.00</u>
<b>Total Owners' Equity</b>			
	<u>183,592.40</u>	<u>21,982.10</u>	<u>161,610.30</u>
<b>Operating Income / (Loss)</b>			
	<u>322,267.67</u>	<u>192,071.51</u>	<u>130,196.16</u>
<b>Total Liabilities and Owner Equity</b>			

**Balance Sheet Report  
Lanai Condos  
Reserves**

As of April 30, 2026

	<u>Balance Apr 30, 2026</u>	<u>Balance Mar 31, 2026</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - PWB Reserve # 3838	38,716.00	38,693.74	22.26
1335 - AAB RSRV #8187	421,518.01	245,113.98	176,404.03
1651 - Due (To)/From Operating	162,218.28	326,568.28	(164,350.00)
<b>Total Reserve Funds</b>	<b>622,452.29</b>	<b>610,376.00</b>	<b>12,076.29</b>
<b>Total Assets</b>	<b>622,452.29</b>	<b>610,376.00</b>	<b>12,076.29</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	574,643.53	574,643.53	0.00
<b>Total Owners Equity</b>	<b>574,643.53</b>	<b>574,643.53</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>574,643.53</b>	<b>574,643.53</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>47,808.76</b>	<b>35,732.47</b>	<b>12,076.29</b>
<b>Total Liabilities and Owner Equity</b>	<b>622,452.29</b>	<b>610,376.00</b>	<b>12,076.29</b>

# Income Statement Report

## Lanai Condos

### Operating

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	69,270.11	69,289.00	(18.89)	277,080.44	277,159.00	(78.56)	831,478.00	554,397.56
4030 - Special Assessments	148,888.11	0.00	148,888.11	150,142.50	0.00	150,142.50	0.00	(150,142.50)
<b>Total Assessment Income</b>	<b>218,158.22</b>	<b>69,289.00</b>	<b>148,869.22</b>	<b>427,222.94</b>	<b>277,159.00</b>	<b>150,063.94</b>	<b>831,478.00</b>	<b>404,255.06</b>
<b>User Fee Income</b>								
4075 - Parking Fees	150.00	200.00	(50.00)	650.00	800.00	(150.00)	2,400.00	1,750.00
4225 - Key Fees	50.00	0.00	50.00	150.00	0.00	150.00	0.00	(150.00)
4235 - Laundry Fees	628.00	708.00	(80.00)	2,359.75	2,833.00	(473.25)	8,500.00	6,140.25
4248 - Administrative Fees	200.00	0.00	200.00	623.00	0.00	623.00	0.00	(623.00)
4400 - Room Rental Fees	(25.00)	0.00	(25.00)	150.00	0.00	150.00	0.00	(150.00)
4405 - Rental Unit	1,600.00	1,600.00	0.00	6,400.00	6,400.00	0.00	19,200.00	12,800.00
4410 - Storage Rental Fees	115.00	145.00	(30.00)	340.00	580.00	(240.00)	1,740.00	1,400.00
<b>Total User Fee Income</b>	<b>2,718.00</b>	<b>2,653.00</b>	<b>65.00</b>	<b>10,672.75</b>	<b>10,613.00</b>	<b>59.75</b>	<b>31,840.00</b>	<b>21,167.25</b>
<b>Other Income</b>								
4812 - Damage Reimbursement	0.00	0.00	0.00	332.28	0.00	332.28	0.00	(332.28)
4814 - Reimbursable Repairs	800.00	0.00	800.00	800.00	0.00	800.00	0.00	(800.00)
<b>Total Other Income</b>	<b>800.00</b>	<b>0.00</b>	<b>800.00</b>	<b>1,132.28</b>	<b>0.00</b>	<b>1,132.28</b>	<b>0.00</b>	<b>(1,132.28)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	7.00	0.00	7.00	32.01	0.00	32.01	0.00	(32.01)
<b>Total Investment Income</b>	<b>7.00</b>	<b>0.00</b>	<b>7.00</b>	<b>32.01</b>	<b>0.00</b>	<b>32.01</b>	<b>0.00</b>	<b>(32.01)</b>
<b>Total Operating Income</b>	<b>221,683.22</b>	<b>71,942.00</b>	<b>149,741.22</b>	<b>439,059.98</b>	<b>287,772.00</b>	<b>151,287.98</b>	<b>863,318.00</b>	<b>424,258.02</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	320.75	12.00	308.75	4,821.15	50.00	4,771.15	150.00	(4,671.15)
5015 - Bank Charges	0.00	20.00	(20.00)	0.00	83.00	(83.00)	250.00	250.00
5090 - Office Supplies	11.96	83.00	(71.04)	74.44	333.00	(258.56)	1,000.00	925.56

# Income Statement Report

## Lanai Condos

### Operating

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Administrative</b>								
5115 - Web Site Maintenance	0.00	12.00	(12.00)	0.00	50.00	(50.00)	150.00	150.00
<b>Total Administrative</b>	<b>332.71</b>	<b>127.00</b>	<b>205.71</b>	<b>4,895.59</b>	<b>516.00</b>	<b>4,379.59</b>	<b>1,550.00</b>	<b>(3,345.59)</b>
<b>Communications</b>								
5200 - Community Events	0.00	83.00	(83.00)	233.55	333.00	(99.45)	1,000.00	766.45
5210 - Printing & Copying	60.98	100.00	(39.02)	135.98	400.00	(264.02)	1,200.00	1,064.02
5215 - Postage	142.18	42.00	100.18	183.47	167.00	16.47	500.00	316.53
<b>Total Communications</b>	<b>203.16</b>	<b>225.00</b>	<b>(21.84)</b>	<b>553.00</b>	<b>900.00</b>	<b>(347.00)</b>	<b>2,700.00</b>	<b>2,147.00</b>
<b>Onsite Services</b>								
5300 - On Site Manager	1,444.88	1,000.00	444.88	4,263.42	4,000.00	263.42	12,000.00	7,736.58
<b>Total Onsite Services</b>	<b>1,444.88</b>	<b>1,000.00</b>	<b>444.88</b>	<b>4,263.42</b>	<b>4,000.00</b>	<b>263.42</b>	<b>12,000.00</b>	<b>7,736.58</b>
<b>Insurance</b>								
5400 - Insurance Premiums	11,886.47	16,292.00	(4,405.53)	47,548.88	65,167.00	(17,618.12)	195,500.00	147,951.12
<b>Total Insurance</b>	<b>11,886.47</b>	<b>16,292.00</b>	<b>(4,405.53)</b>	<b>47,548.88</b>	<b>65,167.00</b>	<b>(17,618.12)</b>	<b>195,500.00</b>	<b>147,951.12</b>
<b>Utilities</b>								
6000 - Electric Service	2,284.72	3,167.00	(882.28)	8,450.70	12,667.00	(4,216.30)	38,000.00	29,549.30
6005 - Gas Service	2,014.24	4,167.00	(2,152.76)	16,528.03	16,667.00	(138.97)	50,000.00	33,471.97
6025 - Water Service	2,286.66	3,167.00	(880.34)	8,758.79	12,667.00	(3,908.21)	38,000.00	29,241.21
6035 - Trash and Recycling Service	910.00	917.00	(7.00)	3,740.00	3,667.00	73.00	11,000.00	7,260.00
6045 - Cable Service	4,659.69	4,358.00	301.69	18,638.76	17,433.00	1,205.76	52,300.00	33,661.24
6050 - Telephone Service	229.86	600.00	(370.14)	2,466.21	2,400.00	66.21	7,200.00	4,733.79
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)	829.00	900.00	(71.00)	2,700.00	1,871.00
<b>Total Utilities</b>	<b>12,605.17</b>	<b>16,601.00</b>	<b>(3,995.83)</b>	<b>59,411.49</b>	<b>66,401.00</b>	<b>(6,989.51)</b>	<b>202,200.00</b>	<b>142,788.51</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	458.00	(458.00)	34.49	1,833.00	(1,798.51)	5,500.00	5,465.51
<b>Total Landscaping</b>	<b>0.00</b>	<b>458.00</b>	<b>(458.00)</b>	<b>34.49</b>	<b>1,833.00</b>	<b>(1,798.51)</b>	<b>5,500.00</b>	<b>5,465.51</b>

# Income Statement Report

## Lanai Condos

### Operating

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Operations</b>								
6300 - Permits & Licenses	154.60	150.00	4.60	1,164.64	600.00	564.64	1,800.00	635.36
<b>Total Operations</b>	<b>154.60</b>	<b>150.00</b>	<b>4.60</b>	<b>1,164.64</b>	<b>600.00</b>	<b>564.64</b>	<b>1,800.00</b>	<b>635.36</b>
<b>Contracted Services</b>								
6408 - Elevator Services	611.00	417.00	194.00	2,429.00	1,667.00	762.00	5,000.00	2,571.00
6414 - Fire Prevention & Protection	616.68	300.00	316.68	1,233.36	1,200.00	33.36	3,600.00	2,366.64
6424 - HVAC Services	0.00	583.00	(583.00)	5,561.50	2,333.00	3,228.50	7,000.00	1,438.50
6430 - Janitorial Services	2,946.00	2,950.00	(4.00)	11,784.00	11,800.00	(16.00)	35,400.00	23,616.00
6432 - Maintenance Services	6,416.58	6,565.00	(148.42)	25,493.76	26,260.00	(766.24)	78,780.00	53,286.24
6434 - Pest Control	150.00	200.00	(50.00)	900.00	800.00	100.00	2,400.00	1,500.00
6442 - Snow Removal Services	0.00	1,500.00	(1,500.00)	1,394.50	6,000.00	(4,605.50)	12,000.00	10,605.50
<b>Total Contracted Services</b>	<b>10,740.26</b>	<b>12,515.00</b>	<b>(1,774.74)</b>	<b>48,796.12</b>	<b>50,060.00</b>	<b>(1,263.88)</b>	<b>144,180.00</b>	<b>95,383.88</b>
<b>Repair &amp; Maintenance</b>								
6510 - Boiler Repair & Maintenance	1,899.50	3,333.00	(1,433.50)	4,693.34	13,333.00	(8,639.66)	40,000.00	35,306.66
6515 - Building Repair & Maintenance	1,135.00	3,333.00	(2,198.00)	6,725.91	13,333.00	(6,607.09)	40,000.00	33,274.09
6550 - Elevator Repair & Maintenance	0.00	333.00	(333.00)	6,720.00	1,333.00	5,387.00	4,000.00	(2,720.00)
6565 - Fire System Repair & Maintenance	133.00	145.00	(12.00)	(437.00)	583.00	(1,020.00)	1,750.00	2,187.00
6570 - Fitness Equipment Repair & Maintenance	250.00	100.00	150.00	319.19	400.00	(80.81)	1,200.00	880.81
6575 - Flooring/Carpet Supply/Rpr & Maint	0.00	208.00	(208.00)	0.00	833.00	(833.00)	2,500.00	2,500.00
6635 - Janitorial Supplies & Maintenance	0.00	42.00	(42.00)	319.13	167.00	152.13	500.00	180.87
6695 - Plumbing Supplies/Repair & Maintenance	790.00	1,250.00	(460.00)	7,741.70	5,000.00	2,741.70	15,000.00	7,258.30
6700 - Pool Supplies/Repair & Maintenance	0.00	750.00	(750.00)	0.00	3,000.00	(3,000.00)	9,000.00	9,000.00
<b>Total Repair &amp; Maintenance</b>	<b>4,207.50</b>	<b>9,494.00</b>	<b>(5,286.50)</b>	<b>26,082.27</b>	<b>37,982.00</b>	<b>(11,899.73)</b>	<b>113,950.00</b>	<b>87,867.73</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	3,900.00	333.00	3,567.00	3,900.00	1,333.00	2,567.00	4,000.00	100.00
7020 - Legal Services	0.00	0.00	0.00	1,273.00	0.00	1,273.00	0.00	(1,273.00)
7030 - Legal Services - General Counsel	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00

# Income Statement Report Lanai Condos Operating

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7040 - Management Fees	2,640.00	3,025.00	(385.00)	10,560.00	12,100.00	(1,540.00)	36,300.00	25,740.00
<b>Total Professional Services</b>	<b>6,540.00</b>	<b>3,775.00</b>	<b>2,765.00</b>	<b>15,733.00</b>	<b>15,100.00</b>	<b>633.00</b>	<b>45,300.00</b>	<b>29,567.00</b>
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	325.00	0.00	325.00	670.00	0.00	670.00	0.00	(670.00)
8890 - Reimbursable Compliance Remediation	80.00	0.00	80.00	102.00	0.00	102.00	0.00	(102.00)
<b>Total Reimbursable Expenses</b>	<b>405.00</b>	<b>0.00</b>	<b>405.00</b>	<b>772.00</b>	<b>0.00</b>	<b>772.00</b>	<b>0.00</b>	<b>(772.00)</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	11,553.17	11,553.00	0.17	46,212.68	46,213.00	(0.32)	138,638.00	92,425.32
<b>Total Other Expenses</b>	<b>11,553.17</b>	<b>11,553.00</b>	<b>0.17</b>	<b>46,212.68</b>	<b>46,213.00</b>	<b>(0.32)</b>	<b>138,638.00</b>	<b>92,425.32</b>
<b>Total Operating Expense</b>	<b>60,072.92</b>	<b>72,190.00</b>	<b>(12,117.08)</b>	<b>255,467.58</b>	<b>288,772.00</b>	<b>(33,304.42)</b>	<b>863,318.00</b>	<b>607,850.42</b>
<b>Total Operating Income / (Loss)</b>	<b>161,610.30</b>	<b>(248.00)</b>	<b>161,858.30</b>	<b>183,592.40</b>	<b>(1,000.00)</b>	<b>184,592.40</b>	<b>0.00</b>	<b>(183,592.40)</b>

# Income Statement Report Lanai Condos Reserves

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	11,553.17	11,553.00	0.17	46,212.68	46,213.00	(0.32)	138,638.00	92,425.32
4910 - Interest Earned - Reserve Accounts	523.12	0.00	523.12	1,596.08	0.00	1,596.08	0.00	(1,596.08)
<b>Total Investment Income</b>	<b>12,076.29</b>	<b>11,553.00</b>	<b>523.29</b>	<b>47,808.76</b>	<b>46,213.00</b>	<b>1,595.76</b>	<b>138,638.00</b>	<b>90,829.24</b>
<b>Total Reserves Income</b>	<b>12,076.29</b>	<b>11,553.00</b>	<b>523.29</b>	<b>47,808.76</b>	<b>46,213.00</b>	<b>1,595.76</b>	<b>138,638.00</b>	<b>90,829.24</b>
<b>Total Reserves Income / (Loss)</b>	<b>12,076.29</b>	<b>11,553.00</b>	<b>523.29</b>	<b>47,808.76</b>	<b>46,213.00</b>	<b>1,595.76</b>	<b>138,638.00</b>	<b>90,829.24</b>
<b>Total Association Net Income / (Loss)</b>	<b>173,686.59</b>	<b>11,305.00</b>	<b>162,381.59</b>	<b>231,401.16</b>	<b>45,213.00</b>	<b>186,188.16</b>	<b>138,638.00</b>	<b>(92,763.16)</b>

This document alone does not constitute full disclosure as required under Colorado law.