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Accrual Basis

Lake Dillon Condominiums
Balance Sheet
As of May 31, 2026

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1015 · 604 - Operating Account- Alpine	23,561.62
1025 · 372-Reserve-TBill-Alpine	69,569.10
Total Checking/Savings	<u>93,130.72</u>
Accounts Receivable	
1105 · Accounts Receivable	-2,590.00
Total Accounts Receivable	<u>-2,590.00</u>
Other Current Assets	
1110 · Prepaid Insurance	43,189.58
1120 · Due to Reserves from Operating	38,440.77
Total Other Current Assets	<u>81,630.35</u>
Total Current Assets	<u>172,171.07</u>
TOTAL ASSETS	<u>172,171.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2005 · Accounts Payable	1,820.72
Total Accounts Payable	<u>1,820.72</u>
Other Current Liabilities	
2010 · First Insurance Funding Loan	25,042.80
2020 · Due from Operating to Reserves	38,440.77
Total Other Current Liabilities	<u>63,483.57</u>
Total Current Liabilities	<u>65,304.29</u>
Total Liabilities	65,304.29
Equity	
3010 · Operating Fund	4,658.69
3020 · Replacement Reserve Fund	98,691.55
Net Income	3,516.54
Total Equity	<u>106,866.78</u>
TOTAL LIABILITIES & EQUITY	<u>172,171.07</u>

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Profit & Loss Budget Performance

May 2026

	May 26	Budget	\$ Over Bu...	% of Budget	Jan - May 26	YTD Budget	\$ Over Bu...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
4005 · Dues- Reserve	2,574	2,577	-3	100%	12,870	12,885	-15	100%	30,924
4205 · Dues- Operating	22,002	21,991	11	100%	110,010	109,955	55	100%	263,892
4220 · Interest Income	14	11	3	126%	91	55	36	165%	132
4225 · Laundry/Vending Income	70	0	70	100%	180	0	180	100%	0
Total Income	24,660	24,579	81	100%	123,151	122,895	256	100%	294,948
Gross Profit	24,660	24,579	81	100%	123,151	122,895	256	100%	294,948
Expense									
5005 · Repairs & Maintenance	1,690	925	765	183%	6,624	4,625	1,999	143%	11,100
5100 · Boiler and Plumbing	0	0	0	0%	1,100	0	1,100	100%	0
5205 · Management Fees	5,538	5,538	0	100%	27,690	27,690	0	100%	66,456
5210 · Insurance	4,319	6,021	-1,702	72%	23,872	25,938	-2,066	92%	68,085
5220 · Office Expense/Postage/Copies	44	50	-6	89%	231	250	-19	93%	800
5223 · Board Meeting/Annual Meeting	0	0	0	0%	0	0	0	0%	600
5225 · Telephone	209	224	-15	93%	1,044	1,120	-76	93%	2,688
5230 · Utilities	2,547	2,200	347	116%	15,219	16,852	-1,633	90%	34,265
5231 · Water and Sewer	2,051	1,700	351	121%	8,945	8,498	447	105%	26,498
5235 · Cablevision	1,403	1,398	5	100%	6,945	6,924	21	100%	16,710
5238 · Internet	903	907	-4	100%	4,477	4,492	-15	100%	10,841
5247 · Elevator Maintenance	65	65	0	100%	4,918	3,098	1,820	159%	5,831
5249 · Landscaping	2,500	1,120	1,380	223%	7,514	4,100	3,414	183%	5,440
5250 · Snow Removal/Yard Maintenance	0	0	0	0%	3,066	4,500	-1,434	68%	6,000
5252 · Trash Removal	432	432	0	100%	2,162	2,160	2	100%	5,184
5270 · Legal and Accounting	0	0	0	0%	1,365	400	965	341%	1,050
5276 · Recreation Room Expense	171	195	-24	88%	894	975	-81	92%	2,340
6000 · Transfer to Reserves	2,577	2,577	0	100%	12,885	12,885	0	100%	30,924
Total Expense	24,449	23,352	1,097	105%	128,952	124,507	4,445	104%	294,812
Net Ordinary Income	211	1,227	-1,016	17%	-5,802	-1,612	-4,190	360%	136
Other Income/Expense									
Other Income									
4235 · Reserve Contribution Income	2,577	2,577	0	100%	12,885	12,885	0	100%	30,924
4240 · Reserve Interest Income	31	0	31	100%	141	0	141	100%	0
Total Other Income	2,608	2,577	31	101%	13,026	12,885	141	101%	30,924
Other Expense									
6220 · Res Exp-Zone Valve & Mech Rprs	0	0	0	0%	579	0	579	100%	0
6225 · Res Exp- Pipe Noise	0	0	0	0%	1,660	0	1,660	100%	0
6230 · Decking Project	1,469				1,469				
Total Other Expense	1,469	0	1,469	100%	3,708	0	3,708	100%	0
Net Other Income	1,139	2,577	-1,438	44%	9,318	12,885	-3,567	72%	30,924
Net Income	1,350	3,804	-2,454	35%	3,517	11,273	-7,756	31%	31,060

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General Ledger

As of May 31, 2026

Type	Date	Num	Name	Memo	Amount
3055 · Retained Earnings					
Total 3055 · Retained Earnings					
5005 · Repairs & Maintenance					
Bill	05/01/2026	54709	Summit Resort Group	Commercial grade backpack vacuum for exterior hallways, stairwells fro...	671.91
Bill	05/01/2026	54709	Summit Resort Group	Cleaning supplies, steam cleaner from Amazon, nuts from Lowe's	87.66
Bill	05/01/2026	146642	Vail Valley Pest Co...	03/2026 interior/ exterior mice/ insect treatment	120.00
Bill	05/01/2026	146828	Vail Valley Pest Co...	04/2026 Interior/ exterior mice/ insect treatment	120.00
Bill	05/01/2026	146829	Vail Valley Pest Co...	04/2026 exterior vole treatment	120.00
Bill	05/13/2026	147095	Vail Valley Pest Co...	Exterior and interior mice treatment 05/13/2026	120.00
Bill	05/13/2026	147096	Vail Valley Pest Co...	Exterior vole treatment 05/13/2026	120.00
Bill	05/15/2026	1009	Peak to Peak Exteri...	Window cleaning elevator landings & stairwells	330.00
Total 5005 · Repairs & Maintenance					1,689.57
5100 · Boiler and Plumbing					
Total 5100 · Boiler and Plumbing					
5205 · Management Fees					
Bill	05/01/2026		Summit Resort Group		5,538.00
Total 5205 · Management Fees					5,538.00
5210 · Insurance					
General Journal	05/01/2026			Post Prepaid Insurance	4,318.96
Total 5210 · Insurance					4,318.96
5220 · Office Expense/Postage/Copies					
Bill	05/01/2026		Summit Resort Group	Postage Metering	28.00
Bill	05/01/2026	54709	Summit Resort Group	Postage	16.28
Total 5220 · Office Expense/Postage/Copies					44.28
5225 · Telephone					
Bill	05/01/2026	050126	CenturyLink 5411		208.90
Total 5225 · Telephone					208.90
5230 · Utilities					
Bill	05/01/2026	050126	Xcel Energy 53-231...		1,563.43
Bill	05/14/2026	0426...	Tiger Natural Gas		983.81
Total 5230 · Utilities					2,547.24
5231 · Water and Sewer					
Bill	05/01/2026	050126	Town of Dillon	1.0302.000.01	2,051.23
Total 5231 · Water and Sewer					2,051.23
5235 · Cablevision					
Bill	05/01/2026	050126	Comcast 0343		1,403.22
Total 5235 · Cablevision					1,403.22
5238 · Internet					
Bill	05/01/2026	050126	Comcast 0343		903.20
Total 5238 · Internet					903.20
5247 · Elevator Maintenance					
Bill	05/01/2026		Summit Resort Group	Monthly elevator inspection	65.00
Total 5247 · Elevator Maintenance					65.00
5249 · Landscaping					
Bill	05/01/2026	54709	Summit Resort Group	Fuel from Loaf N' Jug	10.01
Bill	05/01/2026	54709	Summit Resort Group	Weed killer, hose nozzle, trimmer line, fuel from Lowe's	104.86
Bill	05/15/2026	15925	Greenscapes Lawn...	2026 Spring clean up	2,385.00
Total 5249 · Landscaping					2,499.87
5250 · Snow Removal/Yard Maintenance					
Total 5250 · Snow Removal/Yard Maintenance					
5252 · Trash Removal					
Bill	05/01/2026	050126	Waste Management		432.33
Total 5252 · Trash Removal					432.33
5270 · Legal and Accounting					
Total 5270 · Legal and Accounting					
5276 · Recreation Room Expense					

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General Ledger

As of May 31, 2026

Type	Date	Num	Name	Memo	Amount
Bill	05/01/2026	POS1...	High Country Aqua ...	Spa alkalinity	17.18
Bill	05/05/2026	POS1...	High Country Aqua ...	Spa Bromine tabs	46.50
Bill	05/08/2026	54951	Summit Resort Group	Replaced ballast in rec room	106.97
Total 5276 · Recreation Room Expense					170.65
6000 · Transfer to Reserves					
Check	05/28/2026			Monthly Reserve Transfer-May	2,577.00
Total 6000 · Transfer to Reserves					2,577.00
6220 · Res Exp-Zone Valve & Mech Rprs					
Total 6220 · Res Exp-Zone Valve & Mech Rprs					
6225 · Res Exp- Pipe Noise					
Total 6225 · Res Exp- Pipe Noise					
6230 · Decking Project					
Bill	05/12/2026	3846	Brian Waite Enterpr...	Decking interior / elevation photos for engineering report supplement	883.59
Bill	05/15/2026	3162	Criterion-Cona Eng...	Balcony replacement project	585.00
Total 6230 · Decking Project					1,468.59
TOTAL					25,918.04