

Financial Statement Operating Income Statement

Properties: Lanai Condominium Association, Inc. - 800 N. Washington Street Denver, CO 80203

As of: Jan 2022

Accounting Basis: Accrual

Fund Type: Operating

GL Account Map: Monthly Reports GL

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
40-9999-00	Fee / Assessment Income							
40-4010-00	Assessments	54,320.18	54,736.67	-416.49	54,320.18	54,736.67	-416.49	656,840.00
40-4015-00	Monthly Reserve Transfer	-5,580.34	-5,580.34	0.00	-5,580.34	-5,580.34	0.00	-66,963.97
40-4015-10	Monthly Reserve Transfer Elevator	-5,179.00	-5,179.00	0.00	-5,179.00	-5,179.00	0.00	-62,148.00
40-4016-00	Late Fees	30.00	10.00	20.00	30.00	10.00	20.00	120.00
40-4018-00	Interest Income	51.66	33.34	18.32	51.66	33.34	18.32	400.00
40-4020-00	Move Out/Move In	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500.00
40-4026-00	Laundry Income - Operating	623.25	452.00	171.25	623.25	452.00	171.25	5,424.00
40-4038-00	Parking	310.00	208.34	101.66	310.00	208.34	101.66	2,500.00
40-4040-00	Storage Rental	205.00	158.34	46.66	205.00	158.34	46.66	1,900.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	1,600.00	1,500.00	100.00	18,000.00
40-4043-00	Keys and Fobs	0.00	5.00	-5.00	0.00	5.00	-5.00	60.00
40-4065-00	Fines	0.00	33.34	-33.34	0.00	33.34	-33.34	400.00
	Total Fee / Assessment Income	46,380.75	46,502.69	-121.94	46,380.75	46,502.69	-121.94	558,032.03
	Total Operating Income	46,380.75	46,502.69	-121.94	46,380.75	46,502.69	-121.94	558,032.03
Expense								
50-9999-00	Utilities							
50-5010-00	Gas & Electricity	-1,653.72	4,916.67	6,570.39	-1,653.72	4,916.67	6,570.39	59,000.00
50-5015-00	Water & Sewer	2,072.74	2,583.34	510.60	2,072.74	2,583.34	510.60	31,000.00
50-5017-00	Storm Water	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
50-5018-00	Trash Removal	750.00	750.00	0.00	750.00	750.00	0.00	9,000.00
50-5022-00	Phone/Cable/Internet	611.66	583.34	-28.32	611.66	583.34	-28.32	7,000.00
50-5022-03	Comcast Television - LCA	0.00	3,583.34	3,583.34	0.00	3,583.34	3,583.34	43,000.00
	Total Utilities	1,780.68	12,583.36	10,802.68	1,780.68	12,583.36	10,802.68	151,000.00
60-9999-00	Grounds Maintenance							
60-6013-01	Landscape Maintenance	0.00	158.34	158.34	0.00	158.34	158.34	1,900.00
60-6039-00	Pest Control Grounds	250.00	216.67	-33.33	250.00	216.67	-33.33	2,600.00

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60-6046-00	Snow Removal	1,609.50	533.34	-1,076.16	1,609.50	533.34	-1,076.16	6,400.00
60-6051-00	Pool Maint./Supplies/Chemicals	0.00	625.00	625.00	0.00	625.00	625.00	7,500.00
	Total Grounds Maintenance	1,859.50	1,533.35	-326.15	1,859.50	1,533.35	-326.15	18,400.00
70-9999-00	Building Maintenance							
70-7047-00	HVAC Contract	0.00	992.50	992.50	0.00	992.50	992.50	11,910.00
	Total Building Maintenance	0.00	992.50	992.50	0.00	992.50	992.50	11,910.00
70-9999-00	Building Maintenance							
60-6017-01	Day Porter Service - Maintenance & Janitorial	3,520.00	3,813.34	293.34	3,520.00	3,813.34	293.34	45,760.00
70-7010-00	Building Repairs and Maintenance	175.00	3,275.00	3,100.00	175.00	3,275.00	3,100.00	39,300.00
70-7012-01	Building Maintenance Contractor	0.00	260.00	260.00	0.00	260.00	260.00	3,120.00
70-7033-00	Plumbing Repairs & Maintenance	11,765.41	1,666.67	-10,098.74	11,765.41	1,666.67	-10,098.74	20,000.00
70-7040-00	Carpet / Furniture Cleaning	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
70-7043-00	Janitorial	2,266.00	3,033.34	767.34	2,266.00	3,033.34	767.34	36,400.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	0.00	3,174.17	3,174.17	0.00	3,174.17	3,174.17	38,090.00
70-7051-00	Elevator Contract	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
70-7052-00	Elevator Repairs/Inspection	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	9,993.27	375.00	-9,618.27	9,993.27	375.00	-9,618.27	4,500.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
	Total Building Maintenance	27,719.68	17,005.86	-10,713.82	27,719.68	17,005.86	-10,713.82	204,070.00
80-9999-00	Insurance Expenses							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	0.00	6,250.00	6,250.00	0.00	6,250.00	6,250.00	75,000.00
	Total Insurance Expenses	0.00	6,250.00	6,250.00	0.00	6,250.00	6,250.00	75,000.00
82-9999-00	Administrative Expenses							
82-8210-00	Management Fees	3,800.00	3,925.00	125.00	3,800.00	3,925.00	125.00	47,100.00
82-8214-00	Office Supplies / Expenses / Postage	82.74	112.50	29.76	82.74	112.50	29.76	1,350.00
82-8220-00	Bank Fees	0.00	20.84	20.84	0.00	20.84	20.84	250.00
82-8245-00	Legal Fees General	4,546.00	3,750.00	-796.00	4,546.00	3,750.00	-796.00	45,000.00
82-8250-00	Permits/Licenses/Certifications	0.00	91.67	91.67	0.00	91.67	91.67	1,100.00
82-8257-00	Audit & Tax Preparation	0.00	195.84	195.84	0.00	195.84	195.84	2,350.00
82-8266-00	Social/Community Events	0.00	41.67	41.67	0.00	41.67	41.67	500.00
	Total Administrative Expenses	8,428.74	8,137.52	-291.22	8,428.74	8,137.52	-291.22	97,650.00
	Total Operating Expense	39,788.60	46,502.59	6,713.99	39,788.60	46,502.59	6,713.99	558,030.00
	Total Operating Income	46,380.75	46,502.69	-121.94	46,380.75	46,502.69	-121.94	558,032.03

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Expense	39,788.60	46,502.59	6,713.99	39,788.60	46,502.59	6,713.99	558,030.00
	NOI - Net Operating Income	6,592.15	0.10	6,592.05	6,592.15	0.10	6,592.05	2.03
	Total Income	46,380.75	46,502.69	-121.94	46,380.75	46,502.69	-121.94	558,032.03
	Total Expense	39,788.60	46,502.59	6,713.99	39,788.60	46,502.59	6,713.99	558,030.00
	Net Income	6,592.15	0.10	6,592.05	6,592.15	0.10	6,592.05	2.03