

## Financial Statement Operating Income Statement

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

As of: Mar 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
<b>Income</b>								
<b>40-9999-00</b>	<b>Fee / Assessment Income</b>							
40-4010-00	Assessments	54,723.19	54,736.67	-13.48	164,206.14	164,210.01	-3.87	656,840.00
40-4015-00	Monthly Reserve Transfer	-5,580.33	-5,580.33	0.00	-16,741.00	-16,741.00	0.00	-66,963.97
40-4015-10	Monthly Reserve Transfer Elevator	-5,179.00	-5,179.00	0.00	-15,537.00	-15,537.00	0.00	-62,148.00
40-4016-00	Late Fees	-20.00	10.00	-30.00	50.00	30.00	20.00	120.00
40-4018-00	Interest Income	0.95	33.34	-32.39	107.92	100.02	7.90	400.00
40-4020-00	Move Out/Move In	350.00	125.00	225.00	525.00	375.00	150.00	1,500.00
40-4024-01	Clubhouse Rental	25.00	0.00	25.00	25.00	0.00	25.00	0.00
40-4026-00	Laundry Income - Operating	575.75	452.00	123.75	1,852.75	1,356.00	496.75	5,424.00
40-4027-00	Miscellaneous Income	250,000.00	0.00	250,000.00	250,000.00	0.00	250,000.00	0.00
40-4038-00	Parking	250.00	208.34	41.66	810.00	625.02	184.98	2,500.00
40-4040-00	Storage Rental	205.00	158.34	46.66	615.00	475.02	139.98	1,900.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	4,800.00	4,500.00	300.00	18,000.00
40-4043-00	Keys and Fobs	50.00	5.00	45.00	50.00	15.00	35.00	60.00
40-4065-00	Fines	0.00	33.34	-33.34	0.00	100.02	-100.02	400.00
	<b>Total Fee / Assessment Income</b>	<b>297,000.56</b>	<b>46,502.70</b>	<b>250,497.86</b>	<b>390,763.81</b>	<b>139,508.09</b>	<b>251,255.72</b>	<b>558,032.03</b>
	<b>Total Operating Income</b>	<b>297,000.56</b>	<b>46,502.70</b>	<b>250,497.86</b>	<b>390,763.81</b>	<b>139,508.09</b>	<b>251,255.72</b>	<b>558,032.03</b>
<b>Expense</b>								
<b>50-9999-00</b>	<b>Utilities</b>							
50-5010-00	Gas & Electricity	8,339.08	4,916.67	-3,422.41	17,299.13	14,750.01	-2,549.12	59,000.00
50-5015-00	Water & Sewer	2,115.41	2,583.34	467.93	6,338.12	7,750.02	1,411.90	31,000.00
50-5017-00	Storm Water	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
50-5018-00	Trash Removal	750.00	750.00	0.00	2,250.00	2,250.00	0.00	9,000.00
50-5022-00	Phone/Cable/Internet	622.42	583.34	-39.08	1,650.24	1,750.02	99.78	7,000.00
50-5022-03	Comcast Television - LCA	3,990.61	3,583.34	-407.27	15,502.78	10,750.02	-4,752.76	43,000.00
	<b>Total Utilities</b>	<b>15,817.52</b>	<b>12,583.36</b>	<b>-3,234.16</b>	<b>43,040.27</b>	<b>37,750.08</b>	<b>-5,290.19</b>	<b>151,000.00</b>

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>60-9999-00</b>	<b>Grounds Maintenance</b>							
60-6013-01	Landscape Maintenance	0.00	158.34	158.34	0.00	475.02	475.02	1,900.00
60-6039-00	Pest Control Grounds	200.00	216.67	16.67	600.00	650.01	50.01	2,600.00
60-6046-00	Snow Removal	556.00	533.34	-22.66	6,302.50	1,600.02	-4,702.48	6,400.00
60-6051-00	Pool Maint./Supplies/Chemicals	0.00	625.00	625.00	0.00	1,875.00	1,875.00	7,500.00
	<b>Total Grounds Maintenance</b>	<b>756.00</b>	<b>1,533.35</b>	<b>777.35</b>	<b>6,902.50</b>	<b>4,600.05</b>	<b>-2,302.45</b>	<b>18,400.00</b>
<b>70-9999-00</b>	<b>Building Maintenance</b>							
70-7047-00	HVAC Contract	0.00	992.50	992.50	0.00	2,977.50	2,977.50	11,910.00
	<b>Total Building Maintenance</b>	<b>0.00</b>	<b>992.50</b>	<b>992.50</b>	<b>0.00</b>	<b>2,977.50</b>	<b>2,977.50</b>	<b>11,910.00</b>
<b>70-9999-00</b>	<b>Building Maintenance</b>							
60-6017-01	Day Porter Service - Maintenance & Janitorial	3,520.00	3,813.34	293.34	10,560.00	11,440.02	880.02	45,760.00
70-7010-00	Building Repairs and Maintenance	4,000.63	3,275.00	-725.63	8,115.79	9,825.00	1,709.21	39,300.00
70-7012-01	Building Maintenance Contractor	0.00	260.00	260.00	0.00	780.00	780.00	3,120.00
70-7033-00	Plumbing Repairs & Maintenance	588.25	1,666.67	1,078.42	13,601.28	5,000.01	-8,601.27	20,000.00
70-7040-00	Carpet / Furniture Cleaning	0.00	200.00	200.00	0.00	600.00	600.00	2,400.00
70-7043-00	Janitorial	2,946.00	3,033.34	87.34	8,158.00	9,100.02	942.02	36,400.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	1,176.00	3,174.17	1,998.17	1,176.00	9,522.51	8,346.51	38,090.00
70-7051-00	Elevator Contract	0.00	750.00	750.00	0.00	2,250.00	2,250.00	9,000.00
70-7052-00	Elevator Repairs/Inspection	0.00	333.34	333.34	0.00	1,000.02	1,000.02	4,000.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	0.00	375.00	375.00	9,993.27	1,125.00	-8,868.27	4,500.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
	<b>Total Building Maintenance</b>	<b>12,230.88</b>	<b>17,005.86</b>	<b>4,774.98</b>	<b>51,604.34</b>	<b>51,017.58</b>	<b>-586.76</b>	<b>204,070.00</b>
<b>80-9999-00</b>	<b>Insurance Expenses</b>							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	8,765.13	6,250.00	-2,515.13	17,713.56	18,750.00	1,036.44	75,000.00
	<b>Total Insurance Expenses</b>	<b>8,765.13</b>	<b>6,250.00</b>	<b>-2,515.13</b>	<b>17,713.56</b>	<b>18,750.00</b>	<b>1,036.44</b>	<b>75,000.00</b>
<b>82-9999-00</b>	<b>Administrative Expenses</b>							
82-8210-00	Management Fees	3,800.00	3,925.00	125.00	11,400.00	11,775.00	375.00	47,100.00
82-8214-00	Office Supplies / Expenses / Postage	1,014.84	112.50	-902.34	1,619.79	337.50	-1,282.29	1,350.00
82-8220-00	Bank Fees	0.00	20.84	20.84	0.00	62.52	62.52	250.00
82-8245-00	Legal Fees General	0.00	3,750.00	3,750.00	17,330.50	11,250.00	-6,080.50	45,000.00
82-8250-00	Permits/Licenses/Certifications	0.00	91.67	91.67	0.00	275.01	275.01	1,100.00
82-8257-00	Audit & Tax Preparation	0.00	195.84	195.84	0.00	587.52	587.52	2,350.00
82-8266-00	Social/Community Events	0.00	41.67	41.67	0.00	125.01	125.01	500.00
82-8269-00	Laundry Room Expenses	180.00	0.00	-180.00	1,368.81	0.00	-1,368.81	0.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	<b>Total Administrative Expenses</b>	<u>4,994.84</u>	<u>8,137.52</u>	<u>3,142.68</u>	<u>31,719.10</u>	<u>24,412.56</u>	<u>-7,306.54</u>	<u>97,650.00</u>
	<b>Total Operating Expense</b>	<u>42,564.37</u>	<u>46,502.59</u>	<u>3,938.22</u>	<u>150,979.77</u>	<u>139,507.77</u>	<u>-11,472.00</u>	<u>558,030.00</u>
	Total Operating Income	297,000.56	46,502.70	250,497.86	390,763.81	139,508.09	251,255.72	558,032.03
	Total Operating Expense	<u>42,564.37</u>	<u>46,502.59</u>	<u>3,938.22</u>	<u>150,979.77</u>	<u>139,507.77</u>	<u>-11,472.00</u>	<u>558,030.00</u>
	<b>NOI - Net Operating Income</b>	<u>254,436.19</u>	<u>0.11</u>	<u>254,436.08</u>	<u>239,784.04</u>	<u>0.32</u>	<u>239,783.72</u>	<u>2.03</u>
	Total Income	297,000.56	46,502.70	250,497.86	390,763.81	139,508.09	251,255.72	558,032.03
	Total Expense	<u>42,564.37</u>	<u>46,502.59</u>	<u>3,938.22</u>	<u>150,979.77</u>	<u>139,507.77</u>	<u>-11,472.00</u>	<u>558,030.00</u>
	<b>Net Income</b>	<u>254,436.19</u>	<u>0.11</u>	<u>254,436.08</u>	<u>239,784.04</u>	<u>0.32</u>	<u>239,783.72</u>	<u>2.03</u>