

## Financial Statement Operating Income Statement

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

As of: Apr 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	54,295.18	54,736.67	-441.49	218,501.32	218,946.68	-445.36	656,840.00
40-4015-00	Monthly Reserve Transfer	-5,580.33	-5,580.33	0.00	-22,321.33	-22,321.33	0.00	-66,963.97
40-4015-10	Monthly Reserve Transfer Elevator	-5,179.00	-5,179.00	0.00	-20,716.00	-20,716.00	0.00	-62,148.00
40-4016-00	Late Fees	0.00	10.00	-10.00	50.00	40.00	10.00	120.00
40-4018-00	Interest Income	45.92	33.34	12.58	153.84	133.36	20.48	400.00
40-4020-00	Move Out/Move In	175.00	125.00	50.00	700.00	500.00	200.00	1,500.00
40-4024-01	Clubhouse Rental	25.00	0.00	25.00	50.00	0.00	50.00	0.00
40-4026-00	Laundry Income - Operating	580.00	452.00	128.00	2,432.75	1,808.00	624.75	5,424.00
40-4027-00	Miscellaneous Income	0.00	0.00	0.00	250,000.00	0.00	250,000.00	0.00
40-4038-00	Parking	250.00	208.34	41.66	1,060.00	833.36	226.64	2,500.00
40-4040-00	Storage Rental	205.00	158.34	46.66	820.00	633.36	186.64	1,900.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	6,400.00	6,000.00	400.00	18,000.00
40-4043-00	Keys and Fobs	0.00	5.00	-5.00	50.00	20.00	30.00	60.00
40-4065-00	Fines	0.00	33.34	-33.34	0.00	133.36	-133.36	400.00
	<b>Total Fee / Assessment Income</b>	<b>46,416.77</b>	<b>46,502.70</b>	<b>-85.93</b>	<b>437,180.58</b>	<b>186,010.79</b>	<b>251,169.79</b>	<b>558,032.03</b>
	<b>Total Operating Income</b>	<b>46,416.77</b>	<b>46,502.70</b>	<b>-85.93</b>	<b>437,180.58</b>	<b>186,010.79</b>	<b>251,169.79</b>	<b>558,032.03</b>
<b>Expense</b>								
<b>50-9999-00</b>	<b>Utilities</b>							
50-5010-00	Gas & Electricity	7,639.75	4,916.67	-2,723.08	24,938.88	19,666.68	-5,272.20	59,000.00
50-5015-00	Water & Sewer	2,135.57	2,583.34	447.77	8,473.69	10,333.36	1,859.67	31,000.00
50-5017-00	Storm Water	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
50-5018-00	Trash Removal	750.00	750.00	0.00	3,000.00	3,000.00	0.00	9,000.00
50-5022-00	Phone/Cable/Internet	609.71	583.34	-26.37	2,259.95	2,333.36	73.41	7,000.00
50-5022-03	Comcast Television - LCA	3,990.61	3,583.34	-407.27	19,493.39	14,333.36	-5,160.03	43,000.00
	<b>Total Utilities</b>	<b>15,125.64</b>	<b>12,583.36</b>	<b>-2,542.28</b>	<b>58,165.91</b>	<b>50,333.44</b>	<b>-7,832.47</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	633.36	633.36	1,900.00
60-6039-00	Pest Control Grounds	400.00	216.67	-183.33	1,000.00	866.68	-133.32	2,600.00
60-6046-00	Snow Removal	522.00	533.34	11.34	6,824.50	2,133.36	-4,691.14	6,400.00
60-6051-00	Pool Maint./Supplies/Chemicals	0.00	625.00	625.00	0.00	2,500.00	2,500.00	7,500.00
	<b>Total Grounds Maintenance</b>	<b>922.00</b>	<b>1,533.35</b>	<b>611.35</b>	<b>7,824.50</b>	<b>6,133.40</b>	<b>-1,691.10</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	3,970.00	3,970.00	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>3,970.00</b>	<b>3,970.00</b>	<b>11,910.00</b>
<b>70-9999-00</b>	<b>Building Maintenance</b>							
60-6017-01	Day Porter Service - Maintenance & Janitorial	4,400.00	3,813.34	-586.66	14,960.00	15,253.36	293.36	45,760.00
70-7010-00	Building Repairs and Maintenance	9,668.41	3,275.00	-6,393.41	17,784.20	13,100.00	-4,684.20	39,300.00
70-7012-01	Building Maintenance Contractor	720.00	260.00	-460.00	720.00	1,040.00	320.00	3,120.00
70-7033-00	Plumbing Repairs & Maintenance	-2,593.00	1,666.67	4,259.67	11,008.28	6,666.68	-4,341.60	20,000.00
70-7040-00	Carpet / Furniture Cleaning	0.00	200.00	200.00	0.00	800.00	800.00	2,400.00
70-7043-00	Janitorial	2,946.00	3,033.34	87.34	11,104.00	12,133.36	1,029.36	36,400.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	0.00	3,174.17	3,174.17	1,176.00	12,696.68	11,520.68	38,090.00
70-7051-00	Elevator Contract	0.00	750.00	750.00	0.00	3,000.00	3,000.00	9,000.00
70-7052-00	Elevator Repairs/Inspection	0.00	333.34	333.34	0.00	1,333.36	1,333.36	4,000.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	9,963.27	375.00	-9,588.27	19,956.54	1,500.00	-18,456.54	4,500.00
70-7059-01	Sewer and Drain Repairs	197.50	0.00	-197.50	197.50	0.00	-197.50	0.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
	<b>Total Building Maintenance</b>	<b>25,302.18</b>	<b>17,005.86</b>	<b>-8,296.32</b>	<b>76,906.52</b>	<b>68,023.44</b>	<b>-8,883.08</b>	<b>204,070.00</b>
<b>80-9999-00</b>	<b>Insurance Expenses</b>							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	8,581.83	6,250.00	-2,331.83	26,295.39	25,000.00	-1,295.39	75,000.00
	<b>Total Insurance Expenses</b>	<b>8,581.83</b>	<b>6,250.00</b>	<b>-2,331.83</b>	<b>26,295.39</b>	<b>25,000.00</b>	<b>-1,295.39</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	15,200.00	15,700.00	500.00	47,100.00
82-8214-00	Office Supplies / Expenses / Postage	597.11	112.50	-484.61	2,216.90	450.00	-1,766.90	1,350.00
82-8220-00	Bank Fees	0.00	20.84	20.84	0.00	83.36	83.36	250.00
82-8221-00	Website	10.99	0.00	-10.99	10.99	0.00	-10.99	0.00
82-8245-00	Legal Fees General	0.00	3,750.00	3,750.00	17,330.50	15,000.00	-2,330.50	45,000.00
82-8250-00	Permits/Licenses/Certifications	200.00	91.67	-108.33	200.00	366.68	166.68	1,100.00
82-8257-00	Audit & Tax Preparation	0.00	195.84	195.84	0.00	783.36	783.36	2,350.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
82-8266-00	Social/Community Events	0.00	41.67	41.67	0.00	166.68	166.68	500.00
82-8269-00	Laundry Room Expenses	181.50	0.00	-181.50	1,550.31	0.00	-1,550.31	0.00
<b>Total Administrative Expenses</b>		<b>4,789.60</b>	<b>8,137.52</b>	<b>3,347.92</b>	<b>36,508.70</b>	<b>32,550.08</b>	<b>-3,958.62</b>	<b>97,650.00</b>
<b>84-9999-00</b>	<b>Special Assessment Projects</b>							
84-8465-00	Special Assessment Boiler	67,700.00	0.00	-67,700.00	67,700.00	0.00	-67,700.00	0.00
<b>Total Special Assessment Projects</b>		<b>67,700.00</b>	<b>0.00</b>	<b>-67,700.00</b>	<b>67,700.00</b>	<b>0.00</b>	<b>-67,700.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>		<b>122,421.25</b>	<b>46,502.59</b>	<b>-75,918.66</b>	<b>273,401.02</b>	<b>186,010.36</b>	<b>-87,390.66</b>	<b>558,030.00</b>
Total Operating Income		46,416.77	46,502.70	-85.93	437,180.58	186,010.79	251,169.79	558,032.03
Total Operating Expense		122,421.25	46,502.59	-75,918.66	273,401.02	186,010.36	-87,390.66	558,030.00
<b>NOI - Net Operating Income</b>		<b>-76,004.48</b>	<b>0.11</b>	<b>-76,004.59</b>	<b>163,779.56</b>	<b>0.43</b>	<b>163,779.13</b>	<b>2.03</b>
Total Income		46,416.77	46,502.70	-85.93	437,180.58	186,010.79	251,169.79	558,032.03
Total Expense		122,421.25	46,502.59	-75,918.66	273,401.02	186,010.36	-87,390.66	558,030.00
<b>Net Income</b>		<b>-76,004.48</b>	<b>0.11</b>	<b>-76,004.59</b>	<b>163,779.56</b>	<b>0.43</b>	<b>163,779.13</b>	<b>2.03</b>

## Financial Statement Reserve Income Statement

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

As of: Apr 2022

Accounting Basis: Accrual

Fund Type: Reserve

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>45-9999-00</b>	<b>Reserve Income</b>							
45-4510-00	Reserve Income	5,580.33	5,580.33	0.00	22,321.33	22,321.33	0.00	66,963.97
45-4510-10	Reserve Income Elevator	5,179.00	5,179.00	0.00	20,716.00	20,716.00	0.00	62,148.00
45-4511-01	Interest Income Reserve	14.70	0.00	14.70	41.03	0.00	41.03	0.00
<b>Total Reserve Income</b>		<b>10,774.03</b>	<b>10,759.33</b>	<b>14.70</b>	<b>43,078.36</b>	<b>43,037.33</b>	<b>41.03</b>	<b>129,111.97</b>
<b>Total Reserve Income</b>		<b>10,774.03</b>	<b>10,759.33</b>	<b>14.70</b>	<b>43,078.36</b>	<b>43,037.33</b>	<b>41.03</b>	<b>129,111.97</b>
Total Reserve Income		10,774.03	10,759.33	14.70	43,078.36	43,037.33	41.03	129,111.97
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net Reserve</b>		<b>10,774.03</b>	<b>10,759.33</b>	<b>14.70</b>	<b>43,078.36</b>	<b>43,037.33</b>	<b>41.03</b>	<b>129,111.97</b>
Total Income		10,774.03	10,759.33	14.70	43,078.36	43,037.33	41.03	129,111.97
Total Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>		<b>10,774.03</b>	<b>10,759.33</b>	<b>14.70</b>	<b>43,078.36</b>	<b>43,037.33</b>	<b>41.03</b>	<b>129,111.97</b>