

## Financial Statement Operating Income Statement

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

As of: May 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	55,187.77	54,736.67	451.10	273,689.09	273,683.35	5.74	656,840.00
40-4015-00	Monthly Reserve Transfer	-5,580.33	-5,580.33	0.00	-27,901.66	-27,901.66	0.00	-66,963.97
40-4015-10	Monthly Reserve Transfer Elevator	-5,179.00	-5,179.00	0.00	-25,895.00	-25,895.00	0.00	-62,148.00
40-4016-00	Late Fees	20.00	10.00	10.00	70.00	50.00	20.00	120.00
40-4018-00	Interest Income	74.70	33.33	41.37	228.54	166.69	61.85	400.00
40-4020-00	Move Out/Move In	175.00	125.00	50.00	875.00	625.00	250.00	1,500.00
40-4024-01	Clubhouse Rental	0.00	0.00	0.00	50.00	0.00	50.00	0.00
40-4026-00	Laundry Income - Operating	601.25	452.00	149.25	3,034.00	2,260.00	774.00	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	208.33	41.67	1,310.00	1,041.69	268.31	2,500.00
40-4040-00	Storage Rental	130.00	158.33	-28.33	950.00	791.69	158.31	1,900.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	8,000.00	7,500.00	500.00	18,000.00
40-4043-00	Keys and Fobs	0.00	5.00	-5.00	50.00	25.00	25.00	60.00
40-4065-00	Fines	0.00	33.33	-33.33	0.00	166.69	-166.69	400.00
	<b>Total Fee / Assessment Income</b>	<b>47,279.39</b>	<b>46,502.66</b>	<b>776.73</b>	<b>484,459.97</b>	<b>232,513.45</b>	<b>251,946.52</b>	<b>558,032.03</b>
	<b>Total Operating Income</b>	<b>47,279.39</b>	<b>46,502.66</b>	<b>776.73</b>	<b>484,459.97</b>	<b>232,513.45</b>	<b>251,946.52</b>	<b>558,032.03</b>
<b>Expense</b>								
<b>50-9999-00</b>	<b>Utilities</b>							
50-5010-00	Gas & Electricity	6,213.86	4,916.67	-1,297.19	31,152.74	24,583.35	-6,569.39	59,000.00
50-5015-00	Water & Sewer	2,173.00	2,583.33	410.33	10,646.69	12,916.69	2,270.00	31,000.00
50-5017-00	Storm Water	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
50-5018-00	Trash Removal	1,500.00	750.00	-750.00	4,500.00	3,750.00	-750.00	9,000.00
50-5022-00	Phone/Cable/Internet	608.39	583.33	-25.06	2,868.34	2,916.69	48.35	7,000.00
50-5022-03	Comcast Television - LCA	3,990.61	3,583.33	-407.28	23,484.00	17,916.69	-5,567.31	43,000.00
	<b>Total Utilities</b>	<b>14,485.86</b>	<b>12,583.33</b>	<b>-1,902.53</b>	<b>72,651.77</b>	<b>62,916.77</b>	<b>-9,735.00</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	158.33	158.33	0.00	791.69	791.69	1,900.00
60-6039-00	Pest Control Grounds	345.00	216.67	-128.33	1,345.00	1,083.35	-261.65	2,600.00
60-6046-00	Snow Removal	0.00	533.33	533.33	6,824.50	2,666.69	-4,157.81	6,400.00
60-6051-00	Pool Maint./Supplies/Chemicals	52.33	625.00	572.67	52.33	3,125.00	3,072.67	7,500.00
	<b>Total Grounds Maintenance</b>	<b>397.33</b>	<b>1,533.33</b>	<b>1,136.00</b>	<b>8,221.83</b>	<b>7,666.73</b>	<b>-555.10</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	4,962.50	4,962.50	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>4,962.50</b>	<b>4,962.50</b>	<b>11,910.00</b>
<b>70-9999-00</b>	<b>Building Maintenance</b>							
60-6017-01	Day Porter Service - Maintenance & Janitorial	7,040.00	3,813.33	-3,226.67	22,000.00	19,066.69	-2,933.31	45,760.00
70-7010-00	Building Repairs and Maintenance	11,059.62	3,275.00	-7,784.62	28,843.82	16,375.00	-12,468.82	39,300.00
70-7012-01	Building Maintenance Contractor	0.00	260.00	260.00	720.00	1,300.00	580.00	3,120.00
70-7033-00	Plumbing Repairs & Maintenance	2,355.63	1,666.67	-688.96	13,363.91	8,333.35	-5,030.56	20,000.00
70-7040-00	Carpet / Furniture Cleaning	0.00	200.00	200.00	0.00	1,000.00	1,000.00	2,400.00
70-7043-00	Janitorial	2,720.00	3,033.33	313.33	13,824.00	15,166.69	1,342.69	36,400.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	870.00	3,174.17	2,304.17	2,046.00	15,870.85	13,824.85	38,090.00
70-7051-00	Elevator Contract	0.00	750.00	750.00	0.00	3,750.00	3,750.00	9,000.00
70-7052-00	Elevator Repairs/Inspection	0.00	333.33	333.33	0.00	1,666.69	1,666.69	4,000.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	0.00	375.00	375.00	19,956.54	1,875.00	-18,081.54	4,500.00
70-7059-01	Sewer and Drain Repairs	0.00	0.00	0.00	197.50	0.00	-197.50	0.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
	<b>Total Building Maintenance</b>	<b>24,045.25</b>	<b>17,005.83</b>	<b>-7,039.42</b>	<b>100,951.77</b>	<b>85,029.27</b>	<b>-15,922.50</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	35,060.52	31,250.00	-3,810.52	75,000.00
	<b>Total Insurance Expenses</b>	<b>8,765.13</b>	<b>6,250.00</b>	<b>-2,515.13</b>	<b>35,060.52</b>	<b>31,250.00</b>	<b>-3,810.52</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	19,000.00	19,625.00	625.00	47,100.00
82-8214-00	Office Supplies / Expenses / Postage	201.29	112.50	-88.79	2,418.19	562.50	-1,855.69	1,350.00
82-8220-00	Bank Fees	0.00	20.83	20.83	0.00	104.19	104.19	250.00
82-8221-00	Website	0.00	0.00	0.00	10.99	0.00	-10.99	0.00
82-8229-00	Box Storage	33.75	0.00	-33.75	33.75	0.00	-33.75	0.00
82-8245-00	Legal Fees General	0.00	3,750.00	3,750.00	17,330.50	18,750.00	1,419.50	45,000.00
82-8250-00	Permits/Licenses/Certifications	0.00	91.67	91.67	200.00	458.35	258.35	1,100.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
82-8257-00	Audit & Tax Preparation	0.00	195.83	195.83	0.00	979.19	979.19	2,350.00
82-8258-00	Reserve Study	1,800.00	0.00	-1,800.00	1,800.00	0.00	-1,800.00	0.00
82-8266-00	Social/Community Events	0.00	41.67	41.67	0.00	208.35	208.35	500.00
82-8269-00	Laundry Room Expenses	540.00	0.00	-540.00	2,090.31	0.00	-2,090.31	0.00
<b>Total Administrative Expenses</b>		<b>6,375.04</b>	<b>8,137.50</b>	<b>1,762.46</b>	<b>42,883.74</b>	<b>40,687.58</b>	<b>-2,196.16</b>	<b>97,650.00</b>
<b>84-9999-00</b>	<b>Special Assessment Projects</b>							
84-8465-00	Special Assessment Boiler	0.00	0.00	0.00	67,700.00	0.00	-67,700.00	0.00
<b>Total Special Assessment Projects</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</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>54,068.61</b>	<b>46,502.49</b>	<b>-7,566.12</b>	<b>327,469.63</b>	<b>232,512.85</b>	<b>-94,956.78</b>	<b>558,030.00</b>
Total Operating Income		47,279.39	46,502.66	776.73	484,459.97	232,513.45	251,946.52	558,032.03
Total Operating Expense		54,068.61	46,502.49	-7,566.12	327,469.63	232,512.85	-94,956.78	558,030.00
<b>NOI - Net Operating Income</b>		<b>-6,789.22</b>	<b>0.17</b>	<b>-6,789.39</b>	<b>156,990.34</b>	<b>0.60</b>	<b>156,989.74</b>	<b>2.03</b>
Total Income		47,279.39	46,502.66	776.73	484,459.97	232,513.45	251,946.52	558,032.03
Total Expense		54,068.61	46,502.49	-7,566.12	327,469.63	232,512.85	-94,956.78	558,030.00
<b>Net Income</b>		<b>-6,789.22</b>	<b>0.17</b>	<b>-6,789.39</b>	<b>156,990.34</b>	<b>0.60</b>	<b>156,989.74</b>	<b>2.03</b>

## Financial Statement Reserve Income Statement

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

**As of:** May 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	27,901.66	27,901.66	0.00	66,963.97
45-4510-10	Reserve Income Elevator	5,179.00	5,179.00	0.00	25,895.00	25,895.00	0.00	62,148.00
45-4511-01	Interest Income Reserve	22.03	0.00	22.03	63.06	0.00	63.06	0.00
<b>Total Reserve Income</b>		<b>10,781.36</b>	<b>10,759.33</b>	<b>22.03</b>	<b>53,859.72</b>	<b>53,796.66</b>	<b>63.06</b>	<b>129,111.97</b>
<b>Total Reserve Income</b>		<b>10,781.36</b>	<b>10,759.33</b>	<b>22.03</b>	<b>53,859.72</b>	<b>53,796.66</b>	<b>63.06</b>	<b>129,111.97</b>
Total Reserve Income		10,781.36	10,759.33	22.03	53,859.72	53,796.66	63.06	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>10,781.36</b>	<b>10,759.33</b>	<b>22.03</b>	<b>53,859.72</b>	<b>53,796.66</b>	<b>63.06</b>	<b>129,111.97</b>
Total Income		10,781.36	10,759.33	22.03	53,859.72	53,796.66	63.06	129,111.97
Total Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>		<b>10,781.36</b>	<b>10,759.33</b>	<b>22.03</b>	<b>53,859.72</b>	<b>53,796.66</b>	<b>63.06</b>	<b>129,111.97</b>