

## Financial Statement - Balance Sheet (Fund)

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

As of: 07/31/2022

Accounting Basis: Accrual

GL Account Map: Monthly Reports GL

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
<b>Operating Account - Bank/CD</b>				
10-1010-00	Operating Account	251,882.61		251,882.61
10-1010-04	Old Petty Cash Account	4,213.22		4,213.22
	<b>Total Operating Account - Bank/CD</b>	<b>256,095.83</b>	<b>0.00</b>	<b>256,095.83</b>
<b>Reserve Account - Bank/CD</b>				
12-1210-00	Reserve Account		286,154.32	286,154.32
	<b>Total Reserve Account - Bank/CD</b>	<b>0.00</b>	<b>286,154.32</b>	<b>286,154.32</b>
	<b>Total Cash</b>	<b>256,095.83</b>	<b>286,154.32</b>	<b>542,250.15</b>
<b>AR / Assets</b>				
14-1410-00	Accounts Receivable	7,272.93		7,272.93
	<b>Total AR / Assets</b>	<b>7,272.93</b>	<b>0.00</b>	<b>7,272.93</b>
<b>Fixed / Other Assets</b>				
14-1414-00	HOA Owned Unit	20,000.00		20,000.00
35-3517-00	Accumulated Depreciation	-20,000.00		-20,000.00
	<b>Total Fixed / Other Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>TOTAL ASSETS</b>	<b>263,368.76</b>	<b>286,154.32</b>	<b>549,523.08</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
14-1417-00	Clearing Account	-519.16		-519.16
20-2010-00	Accounts Payable	25,293.30		25,293.30
20-2012-00	Prepaid Owner Assessments	7,834.11		7,834.11
20-2055-00	Deferred Maintenance		61,630.17	61,630.17
	<b>Total Liabilities</b>	<b>32,608.25</b>	<b>61,630.17</b>	<b>94,238.42</b>
<b>Capital</b>				
<b>Equity</b>				
30-3011-00	Operating Fund Equity	31,953.86		31,953.86
30-3012-00	Reserve Fund Equity		138,659.39	138,659.39
30-3014-01	Working Capital Fund Equity	10,100.00		10,100.00
	<b>Total Equity</b>	<b>42,053.86</b>	<b>138,659.39</b>	<b>180,713.25</b>
	Calculated Retained Earnings	126,692.21	75,422.14	202,114.35
	Calculated Prior Years Retained Earnings	72,457.06	0.00	72,457.06
	<b>Total Capital</b>	<b>241,203.13</b>	<b>214,081.53</b>	<b>455,284.66</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>273,811.38</b>	<b>275,711.70</b>	<b>549,523.08</b>

## Financial Statement Operating Income Statement

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

As of: Jul 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	383,135.47	383,156.69	-21.22	656,840.00
40-4015-00	Monthly Reserve Transfer	-5,580.33	-5,580.33	0.00	-39,062.32	-39,062.32	0.00	-66,963.97
40-4015-10	Monthly Reserve Transfer Elevator	-5,179.00	-5,179.00	0.00	-36,253.00	-36,253.00	0.00	-62,148.00
40-4016-00	Late Fees	60.00	10.00	50.00	160.00	70.00	90.00	120.00
40-4018-00	Interest Income	80.96	33.33	47.63	373.44	233.35	140.09	400.00
40-4020-00	Move Out/Move In	0.00	125.00	-125.00	1,400.00	875.00	525.00	1,500.00
40-4024-01	Clubhouse Rental	0.00	0.00	0.00	325.00	0.00	325.00	0.00
40-4026-00	Laundry Income - Operating	639.50	452.00	187.50	4,266.50	3,164.00	1,102.50	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	1,760.00	1,458.35	301.65	2,500.00
40-4040-00	Storage Rental	170.00	158.33	11.67	1,290.00	1,108.35	181.65	1,900.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	11,200.00	10,500.00	700.00	18,000.00
40-4043-00	Keys and Fobs	0.00	5.00	-5.00	100.00	35.00	65.00	60.00
40-4065-00	Fines	0.00	33.33	-33.33	0.00	233.35	-233.35	400.00
	<b>Total Fee / Assessment Income</b>	<b>46,764.32</b>	<b>46,502.66</b>	<b>261.66</b>	<b>578,695.09</b>	<b>325,518.77</b>	<b>253,176.32</b>	<b>558,032.03</b>
	<b>Total Operating Income</b>	<b>46,764.32</b>	<b>46,502.66</b>	<b>261.66</b>	<b>578,695.09</b>	<b>325,518.77</b>	<b>253,176.32</b>	<b>558,032.03</b>
<b>Expense</b>								
<b>50-9999-00</b>	<b>Utilities</b>							
50-5010-00	Gas & Electricity	7,699.89	4,916.67	-2,783.22	45,366.48	34,416.69	-10,949.79	59,000.00
50-5015-00	Water & Sewer	2,426.89	2,583.33	156.44	15,415.84	18,083.35	2,667.51	31,000.00
50-5017-00	Storm Water	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
50-5018-00	Trash Removal	750.00	750.00	0.00	5,250.00	5,250.00	0.00	9,000.00
50-5022-00	Phone/Cable/Internet	-3,382.54	583.33	3,965.87	4,084.48	4,083.35	-1.13	7,000.00
50-5022-03	Comcast Television - LCA	7,981.22	3,583.33	-4,397.89	31,465.22	25,083.35	-6,381.87	43,000.00
	<b>Total Utilities</b>	<b>15,475.46</b>	<b>12,583.33</b>	<b>-2,892.13</b>	<b>101,582.02</b>	<b>88,083.43</b>	<b>-13,498.59</b>	<b>151,000.00</b>

## Financial Statement Operating Income Statement

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	512.11	158.33	-353.78	654.66	1,108.35	453.69	1,900.00
60-6039-00	Pest Control Grounds	0.00	216.67	216.67	1,595.00	1,516.69	-78.31	2,600.00
60-6046-00	Snow Removal	0.00	533.33	533.33	6,824.50	3,733.35	-3,091.15	6,400.00
60-6051-00	Pool Maint./Supplies/Chemicals	0.00	625.00	625.00	125.01	4,375.00	4,249.99	7,500.00
	<b>Total Grounds Maintenance</b>	<b>512.11</b>	<b>1,533.33</b>	<b>1,021.22</b>	<b>9,199.17</b>	<b>10,733.39</b>	<b>1,534.22</b>	<b>18,400.00</b>
66-6615-01	Building Exterior Repairs - TH	-425.00	0.00	425.00	0.00	0.00	0.00	0.00
<b>70-9999-00</b>	<b>Building Maintenance</b>							
70-7047-00	HVAC Contract	0.00	992.50	992.50	0.00	6,947.50	6,947.50	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>6,947.50</b>	<b>6,947.50</b>	<b>11,910.00</b>
<b>70-9999-00</b>	<b>Building Maintenance</b>							
60-6017-01	Day Porter Service - Maintenance & Janitorial	1,385.73	3,813.33	2,427.60	25,365.73	26,693.35	1,327.62	45,760.00
70-7010-00	Building Repairs and Maintenance	8,142.33	3,275.00	-4,867.33	39,965.52	22,925.00	-17,040.52	39,300.00
70-7012-01	Building Maintenance Contractor	0.00	260.00	260.00	720.00	1,820.00	1,100.00	3,120.00
70-7033-00	Plumbing Repairs & Maintenance	-394.00	1,666.67	2,060.67	17,616.55	11,666.69	-5,949.86	20,000.00
70-7040-00	Carpet / Furniture Cleaning	0.00	200.00	200.00	0.00	1,400.00	1,400.00	2,400.00
70-7043-00	Janitorial	2,946.00	3,033.33	87.33	19,716.00	21,233.35	1,517.35	36,400.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	0.00	3,174.17	3,174.17	40,413.00	22,219.19	-18,193.81	38,090.00
70-7051-00	Elevator Contract	0.00	750.00	750.00	661.00	5,250.00	4,589.00	9,000.00
70-7052-00	Elevator Repairs/Inspection	661.00	333.33	-327.67	2,361.40	2,333.35	-28.05	4,000.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	0.00	375.00	375.00	20,274.44	2,625.00	-17,649.44	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	875.00	875.00	1,500.00
	<b>Total Building Maintenance</b>	<b>12,741.06</b>	<b>17,005.83</b>	<b>4,264.77</b>	<b>167,291.14</b>	<b>119,040.93</b>	<b>-48,250.21</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	52,590.78	43,750.00	-8,840.78	75,000.00
	<b>Total Insurance Expenses</b>	<b>8,765.13</b>	<b>6,250.00</b>	<b>-2,515.13</b>	<b>52,590.78</b>	<b>43,750.00</b>	<b>-8,840.78</b>	<b>75,000.00</b>
<b>82-9999-00</b>	<b>Administrative Expenses</b>							
82-8210-00	Management Fees	3,150.00	3,925.00	775.00	26,600.00	27,475.00	875.00	47,100.00
82-8214-00	Office Supplies / Expenses / Postage	166.98	112.50	-54.48	3,000.82	787.50	-2,213.32	1,350.00
82-8220-00	Bank Fees	0.00	20.83	20.83	0.00	145.85	145.85	250.00
82-8221-00	Website	26.70	0.00	-26.70	64.39	0.00	-64.39	0.00
82-8229-00	Box Storage	0.00	0.00	0.00	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	26,250.00	8,919.50	45,000.00

## Financial Statement Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
82-8250-00	Permits/Licenses/Certifications	0.00	91.67	91.67	300.00	641.69	341.69	1,100.00
82-8257-00	Audit & Tax Preparation	2,600.00	195.83	-2,404.17	2,600.00	1,370.85	-1,229.15	2,350.00
82-8258-00	Reserve Study	0.00	0.00	0.00	1,800.00	0.00	-1,800.00	0.00
82-8266-00	Social/Community Events	0.00	41.67	41.67	0.00	291.69	291.69	500.00
82-8269-00	Laundry Room Expenses	0.00	0.00	0.00	1,910.31	0.00	-1,910.31	0.00
<b>Total Administrative Expenses</b>		<b>5,943.68</b>	<b>8,137.50</b>	<b>2,193.82</b>	<b>53,639.77</b>	<b>56,962.58</b>	<b>3,322.81</b>	<b>97,650.00</b>
<b>84-9999-00 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>43,012.44</b>	<b>46,502.49</b>	<b>3,490.05</b>	<b>452,002.88</b>	<b>325,517.83</b>	<b>-126,485.05</b>	<b>558,030.00</b>
Total Operating Income		46,764.32	46,502.66	261.66	578,695.09	325,518.77	253,176.32	558,032.03
Total Operating Expense		43,012.44	46,502.49	3,490.05	452,002.88	325,517.83	-126,485.05	558,030.00
<b>NOI - Net Operating Income</b>		<b>3,751.88</b>	<b>0.17</b>	<b>3,751.71</b>	<b>126,692.21</b>	<b>0.94</b>	<b>126,691.27</b>	<b>2.03</b>
Total Income		46,764.32	46,502.66	261.66	578,695.09	325,518.77	253,176.32	558,032.03
Total Expense		43,012.44	46,502.49	3,490.05	452,002.88	325,517.83	-126,485.05	558,030.00
<b>Net Income</b>		<b>3,751.88</b>	<b>0.17</b>	<b>3,751.71</b>	<b>126,692.21</b>	<b>0.94</b>	<b>126,691.27</b>	<b>2.03</b>

## Financial Statement Reserve Income Statement

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

**As of:** Jul 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	39,062.32	39,062.32	0.00	66,963.97
45-4510-10	Reserve Income Elevator	5,179.00	5,179.00	0.00	36,253.00	36,253.00	0.00	62,148.00
45-4511-01	Interest Income Reserve	21.54	0.00	21.54	106.82	0.00	106.82	0.00
<b>Total Reserve Income</b>		<b>10,780.87</b>	<b>10,759.33</b>	<b>21.54</b>	<b>75,422.14</b>	<b>75,315.32</b>	<b>106.82</b>	<b>129,111.97</b>
<b>Total Reserve Income</b>		<b>10,780.87</b>	<b>10,759.33</b>	<b>21.54</b>	<b>75,422.14</b>	<b>75,315.32</b>	<b>106.82</b>	<b>129,111.97</b>
Total Reserve Income		10,780.87	10,759.33	21.54	75,422.14	75,315.32	106.82	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>10,780.87</b>	<b>10,759.33</b>	<b>21.54</b>	<b>75,422.14</b>	<b>75,315.32</b>	<b>106.82</b>	<b>129,111.97</b>
Total Income		10,780.87	10,759.33	21.54	75,422.14	75,315.32	106.82	129,111.97
Total Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>		<b>10,780.87</b>	<b>10,759.33</b>	<b>21.54</b>	<b>75,422.14</b>	<b>75,315.32</b>	<b>106.82</b>	<b>129,111.97</b>