

Financial Statement - Balance Sheet (Fund)

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

As of: 06/30/2022

Accounting Basis: Accrual

GL Account Map: Monthly Reports GL

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
Operating Account - Bank/CD				
10-1010-00	Operating Account	245,116.33		245,116.33
10-1010-04	Old Petty Cash Account	4,291.07		4,291.07
	Total Operating Account - Bank/CD	249,407.40	0.00	249,407.40
Reserve Account - Bank/CD				
12-1210-00	Reserve Account		275,373.45	275,373.45
	Total Reserve Account - Bank/CD	0.00	275,373.45	275,373.45
	Total Cash	249,407.40	275,373.45	524,780.85
AR / Assets				
14-1410-00	Accounts Receivable	7,332.63		7,332.63
	Total AR / Assets	7,332.63	0.00	7,332.63
Fixed / Other Assets				
14-1414-00	HOA Owned Unit	20,000.00		20,000.00
35-3517-00	Accumulated Depreciation	-20,000.00		-20,000.00
	Total Fixed / Other Assets	0.00	0.00	0.00
	TOTAL ASSETS	256,740.03	275,373.45	532,113.48
LIABILITIES & CAPITAL				
Liabilities				
14-1417-00	Clearing Account	-519.16		-519.16
20-2010-00	Accounts Payable	15,681.20		15,681.20
20-2012-00	Prepaid Owner Assessments	14,569.36		14,569.36
20-2055-00	Deferred Maintenance		61,630.17	61,630.17
	Total Liabilities	29,731.40	61,630.17	91,361.57
Capital				
Equity				
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
	Total Equity	42,053.86	138,659.39	180,713.25
	Calculated Retained Earnings	122,940.33	64,641.27	187,581.60
	Calculated Prior Years Retained Earnings	72,457.06	0.00	72,457.06
	Total Capital	237,451.25	203,300.66	440,751.91
	TOTAL LIABILITIES & CAPITAL	267,182.65	264,930.83	532,113.48

Financial Statement Operating Income Statement

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

As of: Jun 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	54,723.19	54,736.67	-13.48	328,412.28	328,420.02	-7.74	656,840.00
40-4015-00	Monthly Reserve Transfer	-5,580.33	-5,580.33	0.00	-33,481.99	-33,481.99	0.00	-66,963.97
40-4015-10	Monthly Reserve Transfer Elevator	-5,179.00	-5,179.00	0.00	-31,074.00	-31,074.00	0.00	-62,148.00
40-4016-00	Late Fees	30.00	10.00	20.00	100.00	60.00	40.00	120.00
40-4018-00	Interest Income	63.94	33.33	30.61	292.48	200.02	92.46	400.00
40-4020-00	Move Out/Move In	525.00	125.00	400.00	1,400.00	750.00	650.00	1,500.00
40-4024-01	Clubhouse Rental	275.00	0.00	275.00	325.00	0.00	325.00	0.00
40-4026-00	Laundry Income - Operating	593.00	452.00	141.00	3,627.00	2,712.00	915.00	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	200.00	208.33	-8.33	1,510.00	1,250.02	259.98	2,500.00
40-4040-00	Storage Rental	170.00	158.33	11.67	1,120.00	950.02	169.98	1,900.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	9,600.00	9,000.00	600.00	18,000.00
40-4043-00	Keys and Fobs	50.00	5.00	45.00	100.00	30.00	70.00	60.00
40-4065-00	Fines	0.00	33.33	-33.33	0.00	200.02	-200.02	400.00
	Total Fee / Assessment Income	47,470.80	46,502.66	968.14	531,930.77	279,016.11	252,914.66	558,032.03
	Total Operating Income	47,470.80	46,502.66	968.14	531,930.77	279,016.11	252,914.66	558,032.03
Expense								
50-9999-00	Utilities							
50-5010-00	Gas & Electricity	6,513.85	4,916.67	-1,597.18	37,666.59	29,500.02	-8,166.57	59,000.00
50-5015-00	Water & Sewer	2,342.26	2,583.33	241.07	12,988.95	15,500.02	2,511.07	31,000.00
50-5017-00	Storm Water	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
50-5018-00	Trash Removal	0.00	750.00	750.00	4,500.00	4,500.00	0.00	9,000.00
50-5022-00	Phone/Cable/Internet	4,598.68	583.33	-4,015.35	7,467.02	3,500.02	-3,967.00	7,000.00
50-5022-03	Comcast Television - LCA	0.00	3,583.33	3,583.33	23,484.00	21,500.02	-1,983.98	43,000.00
	Total Utilities	13,454.79	12,583.33	-871.46	86,106.56	75,500.10	-10,606.46	151,000.00

Financial Statement Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
60-9999-00	Grounds Maintenance							
60-6013-01	Landscape Maintenance	142.55	158.33	15.78	142.55	950.02	807.47	1,900.00
60-6039-00	Pest Control Grounds	250.00	216.67	-33.33	1,595.00	1,300.02	-294.98	2,600.00
60-6046-00	Snow Removal	0.00	533.33	533.33	6,824.50	3,200.02	-3,624.48	6,400.00
60-6051-00	Pool Maint./Supplies/Chemicals	72.68	625.00	552.32	125.01	3,750.00	3,624.99	7,500.00
	Total Grounds Maintenance	465.23	1,533.33	1,068.10	8,687.06	9,200.06	513.00	18,400.00
66-6615-01	Building Exterior Repairs - TH	425.00	0.00	-425.00	425.00	0.00	-425.00	0.00
70-9999-00	Building Maintenance							
70-7047-00	HVAC Contract	0.00	992.50	992.50	0.00	5,955.00	5,955.00	11,910.00
	Total Building Maintenance	0.00	992.50	992.50	0.00	5,955.00	5,955.00	11,910.00
70-9999-00	Building Maintenance							
60-6017-01	Day Porter Service - Maintenance & Janitorial	1,980.00	3,813.33	1,833.33	23,980.00	22,880.02	-1,099.98	45,760.00
70-7010-00	Building Repairs and Maintenance	2,979.37	3,275.00	295.63	31,823.19	19,650.00	-12,173.19	39,300.00
70-7012-01	Building Maintenance Contractor	0.00	260.00	260.00	720.00	1,560.00	840.00	3,120.00
70-7033-00	Plumbing Repairs & Maintenance	4,646.64	1,666.67	-2,979.97	18,010.55	10,000.02	-8,010.53	20,000.00
70-7040-00	Carpet / Furniture Cleaning	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
70-7043-00	Janitorial	2,946.00	3,033.33	87.33	16,770.00	18,200.02	1,430.02	36,400.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	38,367.00	3,174.17	-35,192.83	40,413.00	19,045.02	-21,367.98	38,090.00
70-7051-00	Elevator Contract	661.00	750.00	89.00	661.00	4,500.00	3,839.00	9,000.00
70-7052-00	Elevator Repairs/Inspection	1,700.40	333.33	-1,367.07	1,700.40	2,000.02	299.62	4,000.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	317.90	375.00	57.10	20,274.44	2,250.00	-18,024.44	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	750.00	750.00	1,500.00
	Total Building Maintenance	53,598.31	17,005.83	-36,592.48	154,550.08	102,035.10	-52,514.98	204,070.00
80-9999-00	Insurance Expenses							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	8,765.13	6,250.00	-2,515.13	43,825.65	37,500.00	-6,325.65	75,000.00
	Total Insurance Expenses	8,765.13	6,250.00	-2,515.13	43,825.65	37,500.00	-6,325.65	75,000.00
82-9999-00	Administrative Expenses							
82-8210-00	Management Fees	4,450.00	3,925.00	-525.00	23,450.00	23,550.00	100.00	47,100.00
82-8214-00	Office Supplies / Expenses / Postage	415.65	112.50	-303.15	2,833.84	675.00	-2,158.84	1,350.00
82-8220-00	Bank Fees	0.00	20.83	20.83	0.00	125.02	125.02	250.00
82-8221-00	Website	26.70	0.00	-26.70	37.69	0.00	-37.69	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	22,500.00	5,169.50	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	100.00	91.67	-8.33	300.00	550.02	250.02	1,100.00
82-8257-00	Audit & Tax Preparation	0.00	195.83	195.83	0.00	1,175.02	1,175.02	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	250.02	250.02	500.00
82-8269-00	Laundry Room Expenses	-180.00	0.00	180.00	1,910.31	0.00	-1,910.31	0.00
	Total Administrative Expenses	4,812.35	8,137.50	3,325.15	47,696.09	48,825.08	1,128.99	97,650.00
84-9999-00	Special Assessment Projects							
84-8465-00	Special Assessment Boiler	0.00	0.00	0.00	67,700.00	0.00	-67,700.00	0.00
	Total Special Assessment Projects	0.00	0.00	0.00	67,700.00	0.00	-67,700.00	0.00
	Total Operating Expense	81,520.81	46,502.49	-35,018.32	408,990.44	279,015.34	-129,975.10	558,030.00
	Total Operating Income	47,470.80	46,502.66	968.14	531,930.77	279,016.11	252,914.66	558,032.03
	Total Operating Expense	81,520.81	46,502.49	-35,018.32	408,990.44	279,015.34	-129,975.10	558,030.00
	NOI - Net Operating Income	-34,050.01	0.17	-34,050.18	122,940.33	0.77	122,939.56	2.03
	Total Income	47,470.80	46,502.66	968.14	531,930.77	279,016.11	252,914.66	558,032.03
	Total Expense	81,520.81	46,502.49	-35,018.32	408,990.44	279,015.34	-129,975.10	558,030.00
	Net Income	-34,050.01	0.17	-34,050.18	122,940.33	0.77	122,939.56	2.03

Financial Statement Reserve Income Statement

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

As of: Jun 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
Income								
45-9999-00	Reserve Income							
45-4510-00	Reserve Income	5,580.33	5,580.33	0.00	33,481.99	33,481.99	0.00	66,963.97
45-4510-10	Reserve Income Elevator	5,179.00	5,179.00	0.00	31,074.00	31,074.00	0.00	62,148.00
45-4511-01	Interest Income Reserve	22.22	0.00	22.22	85.28	0.00	85.28	0.00
Total Reserve Income		10,781.55	10,759.33	22.22	64,641.27	64,555.99	85.28	129,111.97
Total Reserve Income		10,781.55	10,759.33	22.22	64,641.27	64,555.99	85.28	129,111.97
Total Reserve Income		10,781.55	10,759.33	22.22	64,641.27	64,555.99	85.28	129,111.97
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Reserve		10,781.55	10,759.33	22.22	64,641.27	64,555.99	85.28	129,111.97
Total Income		10,781.55	10,759.33	22.22	64,641.27	64,555.99	85.28	129,111.97
Total Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income		10,781.55	10,759.33	22.22	64,641.27	64,555.99	85.28	129,111.97