

Financial Statement Operating Income Statement

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

As of: Oct 2021

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	50,404.42	50,404.41	0.01	499,037.14	504,044.18	-5,007.04	604,853.00
40-4011-00	Special Assessment	0.00	0.00	0.00	148,582.52	219,021.00	-70,438.48	219,021.00
40-4016-00	Late Fees	0.00	10.00	-10.00	441.00	100.00	341.00	120.00
40-4018-00	Interest Income	30.12	30.00	0.12	352.99	300.00	52.99	360.00
40-4020-00	Move Out/Move In	0.00	200.00	-200.00	2,800.00	2,000.00	800.00	2,400.00
40-4024-01	Clubhouse Rental	50.00	0.00	50.00	50.00	0.00	50.00	0.00
40-4025-00	Reimbursements	0.00	10.00	-10.00	0.00	100.00	-100.00	120.00
40-4026-00	Laundry Income - Operating	0.00	833.33	-833.33	3,315.50	8,333.34	-5,017.84	10,000.00
40-4038-00	Parking	250.00	350.00	-100.00	2,650.00	3,500.00	-850.00	4,200.00
40-4040-00	Storage Rental	155.00	200.00	-45.00	1,710.00	2,000.00	-290.00	2,400.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	15,500.00	15,000.00	500.00	18,000.00
40-4043-00	Keys and Fobs	50.00	10.00	40.00	95.00	100.00	-5.00	120.00
40-4044-02	Vending Machine Income	0.00	58.33	-58.33	0.00	583.34	-583.34	700.00
40-4065-00	Fines	0.00	10.00	-10.00	575.00	100.00	475.00	120.00
	Total Fee / Assessment Income	52,539.54	53,616.07	-1,076.53	675,109.15	755,181.86	-80,072.71	862,414.00
46-4500-00	Warranty Income	0.00	0.00	0.00	49,665.91	0.00	49,665.91	0.00
	Total Operating Income	52,539.54	53,616.07	-1,076.53	724,775.06	755,181.86	-30,406.80	862,414.00
Expense								
50-9999-00	Utilities							
50-5010-00	Gas & Electricity	4,701.95	4,619.66	-82.29	52,861.01	46,196.68	-6,664.33	55,436.00
50-5015-00	Water & Sewer	5,332.88	2,200.00	-3,132.88	25,698.92	22,000.00	-3,698.92	26,400.00
50-5017-00	Storm Water	1,846.32	166.66	-1,679.66	1,846.32	1,666.68	-179.64	2,000.00
50-5018-00	Trash Removal	725.00	700.00	-25.00	7,250.00	7,000.00	-250.00	8,400.00
50-5022-00	Phone/Cable/Internet	746.46	612.50	-133.96	5,922.45	6,125.00	202.55	7,350.00
50-5022-03	Comcast Television - LCA	3,745.74	3,350.00	-395.74	37,228.62	33,500.00	-3,728.62	40,200.00
	Total Utilities	17,098.35	11,648.82	-5,449.53	130,807.32	116,488.36	-14,318.96	139,786.00

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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	0.00	476.91	476.91	1,828.30	4,769.18	2,940.88	5,723.00
60-6039-00	Pest Control Grounds	250.00	187.50	-62.50	2,350.00	1,875.00	-475.00	2,250.00
60-6046-00	Snow Removal	0.00	440.00	440.00	0.00	4,400.00	4,400.00	5,280.00
60-6051-00	Pool Maint./Supplies/Chemicals	0.00	1,839.58	1,839.58	7,713.43	18,395.84	10,682.41	22,075.00
	Total Grounds Maintenance	250.00	2,943.99	2,693.99	11,891.73	29,440.02	17,548.29	35,328.00
70-9999-00	Building Maintenance							
60-6017-01	Day Porter Service - Maintenance & Janitorial	3,300.00	3,813.33	513.33	35,475.00	38,133.34	2,658.34	45,760.00
70-7010-00	Building Repairs and Maintenance	-466.70	1,823.12	2,289.82	3,952.89	18,231.26	14,278.37	21,877.50
70-7011-01	Rental Unit Repairs and Maintenance	0.00	41.66	41.66	0.00	416.68	416.68	500.00
70-7012-01	Building Maintenance Contractor	0.00	529.41	529.41	13,033.09	5,294.18	-7,738.91	6,353.00
70-7020-00	Roof Repairs	-7,110.00	250.00	7,360.00	31,770.00	2,500.00	-29,270.00	3,000.00
70-7033-00	Plumbing Repairs & Maintenance	7,762.00	1,735.50	-6,026.50	17,040.31	17,355.00	314.69	20,826.00
70-7040-00	Carpet / Furniture Cleaning	0.00	145.41	145.41	1,355.00	1,454.18	99.18	1,745.00
70-7043-00	Janitorial	2,946.00	3,041.16	95.16	26,820.23	30,411.68	3,591.45	36,494.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	-30.00	916.66	946.66	61,551.00	9,166.68	-52,384.32	11,000.00
70-7052-00	Elevator Repairs/Inspection	640.01	1,085.00	444.99	6,779.11	10,850.00	4,070.89	13,020.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	-807.37	402.50	1,209.87	2,373.64	4,025.00	1,651.36	4,830.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	-2,782.60	1,250.00	4,032.60	1,500.00
70-7073-00	Vending Machine Expense	0.00	33.33	33.33	175.00	333.34	158.34	400.00
	Total Building Maintenance	6,233.94	13,942.08	7,708.14	197,542.67	139,421.34	-58,121.33	167,305.50
80-9999-00	Insurance Expenses							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	6,182.46	6,247.50	65.04	71,546.41	62,475.00	-9,071.41	74,970.00
	Total Insurance Expenses	6,182.46	6,247.50	65.04	71,546.41	62,475.00	-9,071.41	74,970.00
82-9999-00	Administrative Expenses							
82-8210-00	Management Fees	3,800.00	3,660.00	-140.00	34,468.00	36,600.00	2,132.00	43,920.00
82-8214-00	Office Supplies / Expenses / Postage	198.30	308.33	110.03	1,732.48	3,083.34	1,350.86	3,700.00
82-8220-00	Bank Fees	14.95	25.00	10.05	176.50	250.00	73.50	300.00
82-8245-00	Legal Fees General	1,975.00	799.04	-1,175.96	44,782.01	7,990.42	-36,791.59	9,588.50
82-8250-00	Permits/Licenses/Certifications	0.00	41.66	41.66	1,096.00	416.68	-679.32	500.00
82-8253-00	Bad Debt Expenses	0.00	12.50	12.50	0.00	125.00	125.00	150.00
82-8257-00	Audit & Tax Preparation	0.00	195.83	195.83	2,350.00	1,958.34	-391.66	2,350.00
82-8266-00	Social/Community Events	0.00	0.00	0.00	28.25	0.00	-28.25	0.00
82-8269-00	Laundry Room Expenses	3,096.27	0.00	-3,096.27	4,342.16	0.00	-4,342.16	0.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Administrative Expenses		9,084.52	5,042.36	-4,042.16	88,975.40	50,423.78	-38,551.62	60,508.50
84-9999-00	Special Assessment Projects							
84-8420-03	Special Assessment (Roofing Project)	0.00	0.00	0.00	84,162.52	96,600.00	12,437.48	96,600.00
84-8465-00	Special Assessment Boiler	0.00	0.00	0.00	64,420.00	112,500.00	48,080.00	112,500.00
Total Special Assessment Projects		0.00	0.00	0.00	148,582.52	209,100.00	60,517.48	209,100.00
Total Operating Expense		38,849.27	39,824.75	975.48	649,346.05	607,348.50	-41,997.55	686,998.00
Total Operating Income		52,539.54	53,616.07	-1,076.53	724,775.06	755,181.86	-30,406.80	862,414.00
Total Operating Expense		38,849.27	39,824.75	975.48	649,346.05	607,348.50	-41,997.55	686,998.00
NOI - Net Operating Income		13,690.27	13,791.32	-101.05	75,429.01	147,833.36	-72,404.35	175,416.00
Other Income								
46-4491-00	Transfers from Operating	0.00	10,579.00	-10,579.00	95,211.00	105,790.00	-10,579.00	126,948.00
Total Other Income		0.00	10,579.00	-10,579.00	95,211.00	105,790.00	-10,579.00	126,948.00
Other Expense								
99-9991-99	Elevator Reserve	0.00	5,179.00	5,179.00	46,611.00	51,790.00	5,179.00	62,148.00
99-9992-99	Budgeted Transfers to Reserves	0.00	5,400.00	5,400.00	48,600.00	54,000.00	5,400.00	64,800.00
Total Other Expense		0.00	10,579.00	10,579.00	95,211.00	105,790.00	10,579.00	126,948.00
Net Other Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income		52,539.54	64,195.07	-11,655.53	819,986.06	860,971.86	-40,985.80	989,362.00
Total Expense		38,849.27	50,403.75	11,554.48	744,557.05	713,138.50	-31,418.55	813,946.00
Net Income		13,690.27	13,791.32	-101.05	75,429.01	147,833.36	-72,404.35	175,416.00