

## Financial Statement Operating Income Statement

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

As of: Feb 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	55,162.77	54,736.67	426.10	109,482.95	109,473.34	9.61	656,840.00
40-4015-00	Monthly Reserve Transfer	-5,580.33	-5,580.33	0.00	-11,160.67	-11,160.67	0.00	-66,963.97
40-4015-10	Monthly Reserve Transfer Elevator	-5,179.00	-5,179.00	0.00	-10,358.00	-10,358.00	0.00	-62,148.00
40-4016-00	Late Fees	40.00	10.00	30.00	70.00	20.00	50.00	120.00
40-4018-00	Interest Income	55.31	33.34	21.97	106.97	66.68	40.29	400.00
40-4020-00	Move Out/Move In	175.00	125.00	50.00	175.00	250.00	-75.00	1,500.00
40-4026-00	Laundry Income - Operating	653.75	452.00	201.75	1,277.00	904.00	373.00	5,424.00
40-4038-00	Parking	250.00	208.34	41.66	560.00	416.68	143.32	2,500.00
40-4040-00	Storage Rental	205.00	158.34	46.66	410.00	316.68	93.32	1,900.00
40-4042-00	Rental Unit Income	1,600.00	1,500.00	100.00	3,200.00	3,000.00	200.00	18,000.00
40-4043-00	Keys and Fobs	0.00	5.00	-5.00	0.00	10.00	-10.00	60.00
40-4065-00	Fines	0.00	33.34	-33.34	0.00	66.68	-66.68	400.00
	<b>Total Fee / Assessment Income</b>	<b>47,382.50</b>	<b>46,502.70</b>	<b>879.80</b>	<b>93,763.25</b>	<b>93,005.39</b>	<b>757.86</b>	<b>558,032.03</b>
	<b>Total Operating Income</b>	<b>47,382.50</b>	<b>46,502.70</b>	<b>879.80</b>	<b>93,763.25</b>	<b>93,005.39</b>	<b>757.86</b>	<b>558,032.03</b>
<b>Expense</b>								
<b>50-9999-00</b>	<b>Utilities</b>							
50-5010-00	Gas & Electricity	10,613.77	4,916.67	-5,697.10	8,960.05	9,833.34	873.29	59,000.00
50-5015-00	Water & Sewer	2,149.97	2,583.34	433.37	4,222.71	5,166.68	943.97	31,000.00
50-5017-00	Storm Water	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
50-5018-00	Trash Removal	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00
50-5022-00	Phone/Cable/Internet	416.16	583.34	167.18	1,027.82	1,166.68	138.86	7,000.00
50-5022-03	Comcast Television - LCA	11,512.17	3,583.34	-7,928.83	11,512.17	7,166.68	-4,345.49	43,000.00
	<b>Total Utilities</b>	<b>25,442.07</b>	<b>12,583.36</b>	<b>-12,858.71</b>	<b>27,222.75</b>	<b>25,166.72</b>	<b>-2,056.03</b>	<b>151,000.00</b>
<b>60-9999-00</b>	<b>Grounds Maintenance</b>							
60-6013-01	Landscape Maintenance	0.00	158.34	158.34	0.00	316.68	316.68	1,900.00
60-6039-00	Pest Control Grounds	150.00	216.67	66.67	400.00	433.34	33.34	2,600.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
60-6046-00	Snow Removal	4,137.00	533.34	-3,603.66	5,746.50	1,066.68	-4,679.82	6,400.00
60-6051-00	Pool Maint./Supplies/Chemicals	0.00	625.00	625.00	0.00	1,250.00	1,250.00	7,500.00
	<b>Total Grounds Maintenance</b>	<b>4,287.00</b>	<b>1,533.35</b>	<b>-2,753.65</b>	<b>6,146.50</b>	<b>3,066.70</b>	<b>-3,079.80</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	1,985.00	1,985.00	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>1,985.00</b>	<b>1,985.00</b>	<b>11,910.00</b>
<b>70-9999-00</b>	<b>Building Maintenance</b>							
60-6017-01	Day Porter Service - Maintenance & Janitorial	3,520.00	3,813.34	293.34	7,040.00	7,626.68	586.68	45,760.00
70-7010-00	Building Repairs and Maintenance	3,940.16	3,275.00	-665.16	4,115.16	6,550.00	2,434.84	39,300.00
70-7012-01	Building Maintenance Contractor	0.00	260.00	260.00	0.00	520.00	520.00	3,120.00
70-7033-00	Plumbing Repairs & Maintenance	1,247.62	1,666.67	419.05	13,013.03	3,333.34	-9,679.69	20,000.00
70-7040-00	Carpet / Furniture Cleaning	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
70-7043-00	Janitorial	2,946.00	3,033.34	87.34	5,212.00	6,066.68	854.68	36,400.00
70-7050-00	Boiler & HVAC Maint., Repair, Inspection	0.00	3,174.17	3,174.17	0.00	6,348.34	6,348.34	38,090.00
70-7051-00	Elevator Contract	0.00	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
70-7052-00	Elevator Repairs/Inspection	0.00	333.34	333.34	0.00	666.68	666.68	4,000.00
70-7055-00	Fire/Security Repair/Maintenance/Inspection	0.00	375.00	375.00	9,993.27	750.00	-9,243.27	4,500.00
70-7062-00	Fitness Equipment	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
	<b>Total Building Maintenance</b>	<b>11,653.78</b>	<b>17,005.86</b>	<b>5,352.08</b>	<b>39,373.46</b>	<b>34,011.72</b>	<b>-5,361.74</b>	<b>204,070.00</b>
<b>80-9999-00</b>	<b>Insurance Expenses</b>							
80-8010-00	Insurance General/Property & Liability/ Insurance Package	8,948.43	6,250.00	-2,698.43	8,948.43	12,500.00	3,551.57	75,000.00
	<b>Total Insurance Expenses</b>	<b>8,948.43</b>	<b>6,250.00</b>	<b>-2,698.43</b>	<b>8,948.43</b>	<b>12,500.00</b>	<b>3,551.57</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	7,600.00	7,850.00	250.00	47,100.00
82-8214-00	Office Supplies / Expenses / Postage	522.21	112.50	-409.71	604.95	225.00	-379.95	1,350.00
82-8220-00	Bank Fees	0.00	20.84	20.84	0.00	41.68	41.68	250.00
82-8245-00	Legal Fees General	12,784.50	3,750.00	-9,034.50	17,330.50	7,500.00	-9,830.50	45,000.00
82-8250-00	Permits/Licenses/Certifications	0.00	91.67	91.67	0.00	183.34	183.34	1,100.00
82-8257-00	Audit & Tax Preparation	0.00	195.84	195.84	0.00	391.68	391.68	2,350.00
82-8266-00	Social/Community Events	0.00	41.67	41.67	0.00	83.34	83.34	500.00
82-8269-00	Laundry Room Expenses	1,188.81	0.00	-1,188.81	1,188.81	0.00	-1,188.81	0.00
	<b>Total Administrative Expenses</b>	<b>18,295.52</b>	<b>8,137.52</b>	<b>-10,158.00</b>	<b>26,724.26</b>	<b>16,275.04</b>	<b>-10,449.22</b>	<b>97,650.00</b>
	<b>Total Operating Expense</b>	<b>68,626.80</b>	<b>46,502.59</b>	<b>-22,124.21</b>	<b>108,415.40</b>	<b>93,005.18</b>	<b>-15,410.22</b>	<b>558,030.00</b>

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Income	47,382.50	46,502.70	879.80	93,763.25	93,005.39	757.86	558,032.03
	Total Operating Expense	68,626.80	46,502.59	-22,124.21	108,415.40	93,005.18	-15,410.22	558,030.00
	<b>NOI - Net Operating Income</b>	<b>-21,244.30</b>	<b>0.11</b>	<b>-21,244.41</b>	<b>-14,652.15</b>	<b>0.21</b>	<b>-14,652.36</b>	<b>2.03</b>
	Total Income	47,382.50	46,502.70	879.80	93,763.25	93,005.39	757.86	558,032.03
	Total Expense	68,626.80	46,502.59	-22,124.21	108,415.40	93,005.18	-15,410.22	558,030.00
	<b>Net Income</b>	<b>-21,244.30</b>	<b>0.11</b>	<b>-21,244.41</b>	<b>-14,652.15</b>	<b>0.21</b>	<b>-14,652.36</b>	<b>2.03</b>