

Simba Run Condominium Association
 Balance Sheet
 As of December 31, 2017

	<u>Dec 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank	86,232.68
1010 · U.S. Bank - Operating	29,612.19
1060 · U.S. Bank - Capital Reserve	15,679.63
1070 · U S Bank - Special Assessment	179,579.20
1100 · Capital Reserve - 1st Bank	<u>1,067.82</u>
Total Checking/Savings	<u>312,171.52</u>
Accounts Receivable	
1200 · Accounts Receivable	<u>14,147.12</u>
Total Accounts Receivable	<u>14,147.12</u>
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	11,043.53
1420 · Prepaid Elevator Service	<u>3,219.96</u>
Total 1400 · Prepaid Expenses	<u>14,263.49</u>
Total Other Current Assets	<u>14,263.49</u>
Total Current Assets	<u>340,582.13</u>
Fixed Assets	
1500 · Simba Unit 1205	195,000.00
1520 · Furniture & Equipment	402,051.13
1530 · Communication System	2,352.90
1590 · Accumulated Depreciation	
1591 · Accum Depr - Unit 1205	-72,682.00
1593 · Accum Depr - Furn & Equip	-367,385.33
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-442,420.23</u>
Total Fixed Assets	<u>156,983.80</u>
TOTAL ASSETS	<u><u>497,565.93</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>48,021.50</u>
Total Accounts Payable	<u>48,021.50</u>
Other Current Liabilities	
2200 · Payable to SRM	16,816.17
2450 · Accrued Expenses	<u>2,100.00</u>
Total Other Current Liabilities	<u>18,916.17</u>
Total Current Liabilities	<u>66,937.67</u>
Total Liabilities	<u>66,937.67</u>
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	76,150.94
3300 · Capital Reserve	160,264.14
3390 · Special Assessment Fund Balance	<u>116,192.12</u>
Total 3300 · Capital Reserve	<u>276,456.26</u>
Total Equity	<u>430,628.26</u>
TOTAL LIABILITIES & EQUITY	<u><u>497,565.93</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 December 2017

	Dec 17	Budget	\$ Over Budget	% of Budget	Sep - Dec 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	54,918	54,818	100	100.18%	219,674	219,274	400	100.18%	657,821
4010 · SRA Condo - CDOT Proceeds	0	0	0	0.0%	116	0	116	100.0%	0
4300 · Interest Charges	0	16	(16)	0.0%	329	62	267	528.64%	187
4400 · Late Charges	0	75	(75)	0.0%	700	300	400	233.33%	900
4450 · Maint Labor/ Materials to Own	9,110	2,973	6,138	306.48%	18,776	11,890	6,886	157.92%	35,670
4553 · Parking Fee	2,115	0	2,115	100.0%	4,806	0	4,806	100.0%	0
4610 · SRM Rent	2,095	2,000	95	104.75%	8,095	8,000	95	101.19%	24,000
4620 · Night Houseman Support	1,748	1,748	0	100.0%	6,992	6,992	0	100.0%	20,975
4630 · Night Shuttle Support	2,349	2,349	0	100.0%	4,697	4,697	0	100.0%	14,091
4640 · Firewood Income	280	250	30	112.0%	280	1,000	(720)	28.0%	3,000
Total Income	72,615	64,228	8,387	113.06%	264,465	252,215	12,250	104.86%	756,644
Gross Profit	72,615	64,228	8,387	113.06%	264,465	252,215	12,250	104.86%	756,644
Expense									
Total 5005 · SRCA Payroll	17,122	21,861	(4,739)	78.32%	42,386	59,923	(17,537)	70.74%	188,034
5020 · FICA Expense - Simba po	1,310	1,199	111	109.27%	2,788	4,795	(2,007)	58.15%	14,385
5035 · Unemployment Taxes	42	50	(8)	83.06%	109	200	(91)	54.29%	1,316
5040 · Workman's Comp Insuran	635	765	(130)	83.03%	1,269	3,060	(1,791)	41.47%	7,650
Total 5000 · Payroll	19,109	23,875	(4,766)	80.04%	46,552	67,978	(21,426)	68.48%	211,385
5100 · Administrative Expenses									
5110 · Managment Fee	2,310	2,200	110	105.0%	6,710	8,800	(2,090)	76.25%	26,400
5115 · Outside Maintenance Serv	0	3,333	(3,333)	0.0%	0	13,333	(13,333)	0.0%	40,000
5120 · Accounting Expense	1,250	1,250	0	100.0%	5,000	5,000	0	100.0%	15,000
5130 · Professional Services	313	1,800	(1,488)	17.36%	1,050	3,600	(2,550)	29.17%	3,600
5140 · Legal Expense	0	667	(667)	0.0%	3,409	2,667	742	127.84%	8,000
5150 · Office Supplies	642	134	507	478.24%	1,915	537	1,378	356.84%	1,610
5155 · Bank Service Charges	14	14	(0)	99.78%	99	56	43	177.32%	167
5160 · Other Administrative Expe	1,740	733	1,007	237.46%	2,113	2,931	(818)	72.09%	8,793
Total 5100 · Administrative Expenses	6,268	10,131	(3,863)	61.87%	20,296	36,923	(16,628)	54.97%	103,570
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	8,070	4,085	3,985	197.54%	16,285	16,342	(56)	99.66%	49,025
5220 · Personal Property Tax	0	277	(277)	0.0%	0	277	(277)	0.0%	277
Total 5200 · Operating Insurance anc	8,070	4,362	3,708	185.0%	16,285	16,619	(333)	98.0%	49,302
5300 · Building Expense									
5310 · Painting / Drywall	0	153	(153)	0.0%	519	611	(92)	85.02%	1,833
5315 · Landscaping & Grounds	66	0	66	100.0%	1,531	1,786	(256)	85.69%	8,930
5320 · Snow Removal	1,250	1,304	(54)	95.87%	2,500	1,304	1,196	191.75%	6,519
5325 · Garage Expense	0	350	(350)	0.0%	609	1,400	(792)	43.46%	4,200
5330 · Carpet Cleaning	1,921	0	1,921	100.0%	1,921	0	1,921	100.0%	2,125
5335 · Elevator Expense	3,332	1,942	1,390	171.59%	9,817	7,767	2,050	126.4%	23,300
5340 · Lighting Expense	0	0	0	0.0%	1,402	0	1,402	100.0%	0
5345 · Keys & Locks	0	0	0	0.0%	1,137	0	1,137	100.0%	0
5360 · Exterior Building Maintena	2,262	526	1,736	429.78%	2,422	2,105	316	115.03%	6,316
5365 · Owner Reimbursable Expt	512	0	512	100.0%	4,518	0	4,518	100.0%	0
5370 · Interior Repairs & Mainter	796	837	(41)	95.16%	2,920	3,347	(427)	87.25%	10,040
5375 · Miscellaneous	0	193	(193)	0.0%	132	771	(639)	17.17%	2,314
Total 5300 · Building Expense	10,139	5,304	4,835	191.15%	29,428	19,091	10,337	154.15%	65,577
5400 · Amenities									

	Dec 17	Budget	\$ Over Budget	% of Budget	Sep - Dec 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5410 · Pool / Sauna / Tennis / Eq	1,308	1,195	113	109.5%	2,292	4,779	(2,487)	47.96%	14,337
5430 · Firewood	0	125	(125)	0.0%	600	500	100	120.0%	1,500
Total 5400 · Amenities	1,308	1,320	(12)	99.13%	2,892	5,279	(2,387)	54.79%	15,837
5500 · Fire and Protection									
5510 · Surveillance System	176	153	24	115.66%	697	610	86	114.16%	1,831
5520 · Alarm Monitoring	645	675	(30)	95.54%	2,662	2,699	(37)	98.62%	8,098
5530 · Smoke Detectors / Extingu	0	0	0	0.0%	1,452	283	1,169	513.23%	283
5540 · Sprinkler System	0	0	0	0.0%	1,995	0	1,995	100.0%	0
Total 5500 · Fire and Protection	821	827	(6)	99.25%	6,806	3,593	3,214	189.45%	10,212
5600 · Utilities									
5610 · Electricity	4,167	5,250	(1,083)	79.38%	16,552	21,000	(4,448)	78.82%	63,000
5620 · Gas Expense	2,098	1,358	740	154.46%	5,360	5,433	(73)	98.66%	16,300
5630 · Water & Sewer	6,781	6,242	539	108.64%	26,784	24,967	1,817	107.28%	74,900
5640 · Trash Removal	328	775	(447)	42.35%	2,861	3,100	(239)	92.3%	9,300
5650 · Cable TV Expense	5,274	5,275	(1)	99.97%	21,162	21,100	62	100.29%	63,300
5660 · Telephone Expense	443	1,275	(832)	34.73%	5,342	5,100	242	104.75%	15,300
Total 5600 · Utilities	19,091	20,175	(1,084)	94.63%	78,062	80,700	(2,638)	96.73%	242,100
5700 · Transportation									
5710 · Bus Gas / Repair / Mainte	1,992	1,577	416	126.37%	2,288	3,153	(865)	72.56%	9,459
5720 · Bus License & Fees	50	0	50	100.0%	50	0	50	100.0%	0
5730 · Bus Lease	7,868	4,768	3,101	165.04%	11,498	9,535	1,963	120.59%	28,605
5740 · Bus Insurance	1,159	0	1,159	100.0%	1,159	1,640	(481)	70.67%	1,640
Total 5700 · Transportation	11,069	6,344	4,725	174.49%	14,995	14,328	667	104.66%	39,704
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	740	856	(116)	86.47%	2,962	3,425	(463)	86.47%	10,276
5830 · Manager Unit Utilities	0	0	0	0.0%	0	0	0	0.0%	0
5840 · Manager Unit Real Estate	0	1,861	(1,861)	0.0%	0	1,861	(1,861)	0.0%	1,861
Total 5800 · Manager Housing	740	2,717	(1,977)	27.25%	2,962	5,286	(2,324)	56.03%	12,137
Total Expense	76,616	75,056	1,561	102.08%	218,278	249,797	(31,519)	87.38%	749,824
Fund Surplus/-Deficit	(4,001)	(10,828)	6,826	36.96%	46,187	2,418	43,769	1,910.16%	6,820
Beginning Fund Balance					29,964				
Ending Fund Balance					76,151		43,769		
SRCA Summary:									
	Dec 17	Budget	\$ Over Budget	% of Budget	Sep - Dec 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Dues Income	54,918	54,818	100	100%	219,674	219,274	400	100%	657,821
Other Income	17,697	9,410	8,287	188%	44,791	32,941	11,850	136%	98,823
Total Income	72,615	64,228	8,387	113%	264,465	252,215	12,250	105%	756,644
Payroll Expense	19,109	23,875	(4,766)	80%	46,552	67,978	(21,426)	68%	211,385
Non Payroll Expense	57,508	51,181	6,327	112%	171,726	181,819	(10,093)	94%	538,439
Total Expense	76,616	75,056	1,561	102%	218,278	249,797	(31,519)	87%	749,824
Surplus/(Deficit)	(4,001)	(10,828)	6,826	37%	46,187	2,418	43,769	1910%	6,820
Beginning Fund Balance					29,964				
Ending Fund Balance					76,151				

Simba Run Condominium Association
 Capital Fund Statement
 September through December 2017

	<u>Sep - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	50,000.00	0.00	50,000.00	100.0%
4500 · Interest Earned	50.71	0.00	50.71	100.0%
Total Income	<u>50,050.71</u>	<u>0.00</u>	<u>50,050.71</u>	<u>100.0%</u>
Gross Profit	50,050.71	0.00	50,050.71	100.0%
Expense				
6000 · Capital Reserve Expense				
6020 · CDOT Owner Distributions	0.00	0.00	0.00	0.0%
6050 · Garage	50,440.91	0.00	50,440.91	100.0%
6060 · Hot Tub/Pool	4,346.91	0.00	4,346.91	100.0%
6070 · 5th Floor Project	6,490.75	0.00	6,490.75	100.0%
6075 · Roof Repairs	16,764.00	0.00	16,764.00	100.0%
Total 6000 · Capital Reserve Expense	<u>78,042.57</u>	<u>0.00</u>	<u>78,042.57</u>	<u>100.0%</u>
Total Expense	<u>78,042.57</u>	<u>0.00</u>	<u>78,042.57</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-27,991.86</u>	<u>0.00</u>	<u>-27,991.86</u>	<u>100.0%</u>
Beginnig Fund Balance	188,256.00			
Ending Fund Balance	160,264.14			

Simba Run Condominium Association
 Special Assessment Fund Statement
 December 2017

	<u>Sep - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Expense				
6000 · Capital Reserve Expense				
6010 · Pool/Special Assessment Expense	0.00	0.00	0.00	0%
Total 6000 · Capital Reserve Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0%</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0%</u>
Fund Surplus/-Deficit	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0%</u>
Beginnig Fund Balance	116,192.12			
Ending Fund Balance	116,192.12			