

Simba Run Condominium Association  
 Balance Sheet  
 As of January 31, 2018

	<u>Jan 31, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · First Bank	88,566.64
1010 · U.S. Bank - Operating	29,612.19
1060 · U.S. Bank - Capital Reserve	15,680.29
1070 · U S Bank - Special Assessment	179,591.40
1100 · Capital Reserve - 1st Bank	<u>1,067.85</u>
Total Checking/Savings	314,518.37
Accounts Receivable	
1200 · Accounts Receivable	<u>-17,481.01</u>
Total Accounts Receivable	-17,481.01
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	10,680.23
1420 · Prepaid Elevator Service	1,413.19
1430 · Prepaid Fire Alarm	<u>1,289.52</u>
Total 1400 · Prepaid Expenses	<u>13,382.94</u>
Total Other Current Assets	<u>13,382.94</u>
Total Current Assets	310,420.30
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>
<b>TOTAL ASSETS</b>	<u><u>467,404.10</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>22,303.67</u>
Total Accounts Payable	22,303.67
Other Current Liabilities	
2200 · Payable to SRM	42,777.68
2450 · Accrued Expenses	<u>2,400.00</u>
Total Other Current Liabilities	<u>45,177.68</u>
Total Current Liabilities	<u>67,481.35</u>
Total Liabilities	67,481.35
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	41,370.42
3300 · Capital Reserve	164,339.15
3390 · Special Assessment Fund Balance	<u>116,192.12</u>
Total 3300 · Capital Reserve	<u>280,531.27</u>
Total Equity	<u>399,922.75</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>467,404.10</u></u>

Simba Run Condominium Association  
 Operating Fund Statement  
 January 2018

	Jan 18	Budget	\$ Over Budget	% of Budget	Sep '17 - Jan 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Income</b>									
4000 · Association Dues	54,918.40	54,818.42	99.98	100.18%	274,592.00	274,092.10	499.90	100.18%	657,821.00
4010 · SRA Condo - CDOT Proceeds	0.00	0.00	0.00	0.0%	115.91	0.00	115.91	100.0%	0.00
4300 · Interest Charges	122.89	15.58	107.31	788.77%	452.34	77.90	374.44	580.67%	186.96
4400 · Late Charges	0.00	75.00	-75.00	0.0%	700.00	375.00	325.00	186.67%	900.00
4450 · Maint Labor/ Materials to Owner	-232.31	2,972.50	-3,204.81	-7.82%	18,543.81	14,862.50	3,681.31	124.77%	35,670.00
4553 · Parking Fee	-865.00	0.00	-865.00	100.0%	3,941.15	0.00	3,941.15	100.0%	0.00
4610 · SRM Rent	2,000.00	2,000.00	0.00	100.0%	10,095.00	10,000.00	95.00	100.95%	24,000.00
4620 · Night Houseman Support	1,747.92	1,747.92	0.00	100.0%	8,739.60	8,739.60	0.00	100.0%	20,975.00
4630 · Night Shuttle Support	2,348.50	2,348.50	0.00	100.0%	7,045.50	7,045.50	0.00	100.0%	14,091.00
4640 · Firewood Income	480.00	250.00	230.00	192.0%	760.00	1,250.00	-490.00	60.8%	3,000.00
4765 · RBO Resort Fees	-11,309.65	0.00	-11,309.65	100.0%	-11,309.65	0.00	-11,309.65	100.0%	0.00
<b>Total Income</b>	<b>49,210.75</b>	<b>64,227.92</b>	<b>-15,017.17</b>	<b>76.62%</b>	<b>313,675.66</b>	<b>316,442.60</b>	<b>-2,766.94</b>	<b>99.13%</b>	<b>756,643.96</b>
<b>Gross Profit</b>	<b>49,210.75</b>	<b>64,227.92</b>	<b>-15,017.17</b>	<b>76.62%</b>	<b>313,675.66</b>	<b>316,442.60</b>	<b>-2,766.94</b>	<b>99.13%</b>	<b>756,643.96</b>
<b>Expense</b>									
Total 5005 · SRCA Payroll	20,679.98	20,483.58	196.40	100.96%	63,066.42	80,406.54	-17,340.12	78.43%	188,033.90
5020 · FICA Expense - Simba portion	1,582.01	1,198.75	383.26	131.97%	4,370.20	5,993.75	-1,623.55	72.91%	14,385.00
5035 · Unemployment Taxes	219.71	275.00	-55.29	79.9%	328.28	475.00	-146.72	69.11%	1,316.00
5040 · Workman's Comp Insurance	659.68	765.00	-105.32	86.23%	1,928.50	3,825.00	-1,896.50	50.42%	7,650.00
<b>Total 5000 · Payroll</b>	<b>23,141.38</b>	<b>22,722.33</b>	<b>419.05</b>	<b>101.84%</b>	<b>69,693.40</b>	<b>90,700.29</b>	<b>-21,006.89</b>	<b>76.84%</b>	<b>211,384.90</b>
5100 · Administrative Expenses									
5110 · Managment Fee	2,233.75	2,200.00	33.75	101.53%	8,943.75	11,000.00	-2,056.25	81.31%	26,400.00
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	6,250.00	6,250.00	0.00	100.0%	15,000.00
5130 · Professional Services	4,437.50	0.00	4,437.50	100.0%	5,487.45	3,600.00	1,887.45	152.43%	3,600.00
5140 · Legal Expense	0.00	666.67	-666.67	0.0%	3,409.00	3,333.35	75.65	102.27%	8,000.00
5150 · Office Supplies	486.38	134.17	352.21	362.51%	2,401.46	670.85	1,730.61	357.97%	1,610.00
5155 · Bank Service Charges	26.16	13.92	12.24	187.93%	124.89	69.60	55.29	179.44%	167.00
5160 · Other Administrative Expense	400.00	732.75	-332.75	54.59%	2,513.07	3,663.75	-1,150.68	68.59%	8,793.00
<b>Total 5100 · Administrative Expenses</b>	<b>8,833.79</b>	<b>4,997.51</b>	<b>3,836.28</b>	<b>176.76%</b>	<b>29,129.62</b>	<b>28,587.55</b>	<b>542.07</b>	<b>101.9%</b>	<b>63,570.00</b>
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	3,974.17	4,085.42	-111.25	97.28%	20,259.59	20,427.10	-167.51	99.18%	49,025.00
5220 · Personal Property Tax	236.62	0.00	236.62	100.0%	236.62	277.00	-40.38	85.42%	277.00
<b>Total 5200 · Operating Insurance and Taxes</b>	<b>4,210.79</b>	<b>4,085.42</b>	<b>125.37</b>	<b>103.07%</b>	<b>20,496.21</b>	<b>20,704.10</b>	<b>-207.89</b>	<b>99.0%</b>	<b>49,302.00</b>
5300 · Maintenance Expense									
5310 · Painting / Drywall	0.00	152.75	-152.75	0.0%	519.46	763.75	-244.29	68.01%	1,833.00
5315 · Landscaping & Grounds	0.00	0.00	0.00	0.0%	1,530.50	1,786.00	-255.50	85.69%	8,930.00
5320 · Snow Removal	1,250.00	1,303.80	-53.80	95.87%	3,750.00	2,607.60	1,142.40	143.81%	6,519.00
5325 · Garage Expense	0.00	350.00	-350.00	0.0%	608.50	1,750.00	-1,141.50	34.77%	4,200.00
5330 · Carpet Cleaning	0.00	0.00	0.00	0.0%	1,921.28	0.00	1,921.28	100.0%	2,125.00
5335 · Elevator Expense	3,216.27	1,941.66	1,274.61	165.65%	13,032.98	9,708.30	3,324.68	134.25%	23,300.00
5340 · Lighting Expense	322.46	0.00	322.46	100.0%	1,724.58	0.00	1,724.58	100.0%	0.00
5345 · Keys & Locks	0.00	0.00	0.00	0.0%	1,137.03	0.00	1,137.03	100.0%	0.00
5360 · Exterior Building Maintenance	580.60	526.33	54.27	110.31%	3,002.38	2,631.65	370.73	114.09%	6,316.00
5365 · Owner Reimbursable Expenses	2,471.63	0.00	2,471.63	100.0%	6,989.53	0.00	6,989.53	100.0%	0.00
5370 · Interior Repairs & Maintenance	502.53	836.67	-334.14	60.06%	3,422.61	4,183.35	-760.74	81.82%	10,040.00
5375 · Miscellaneous	0.00	192.83	-192.83	0.0%	132.41	964.15	-831.74	13.73%	2,314.00
5380 · Outside Maintenance Services	1,125.00	3,333.33	-2,208.33	33.75%	1,125.00	16,666.65	-15,541.65	6.75%	40,000.00
<b>Total 5300 · Maintenance Expense</b>	<b>9,468.49</b>	<b>8,637.37</b>	<b>831.12</b>	<b>109.62%</b>	<b>38,896.26</b>	<b>41,061.45</b>	<b>-2,165.19</b>	<b>94.73%</b>	<b>105,577.00</b>
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	29.99	1,194.75	-1,164.76	2.51%	2,322.17	5,973.75	-3,651.58	38.87%	14,337.00
5430 · Firewood	0.00	125.00	-125.00	0.0%	600.00	625.00	-25.00	96.0%	1,500.00
<b>Total 5400 · Amenities</b>	<b>29.99</b>	<b>1,319.75</b>	<b>-1,289.76</b>	<b>2.27%</b>	<b>2,922.17</b>	<b>6,598.75</b>	<b>-3,676.58</b>	<b>44.28%</b>	<b>15,837.00</b>
5500 · Fire and Protection									
5510 · Surveillance System	176.48	152.58	23.90	115.66%	873.21	762.90	110.31	114.46%	1,831.00
5520 · Alarm Monitoring	644.76	674.83	-30.07	95.54%	3,306.73	3,374.15	-67.42	98.0%	8,098.00
5530 · Smoke Detectors / Extinguisher	0.00	0.00	0.00	0.0%	1,452.45	283.00	1,169.45	513.23%	283.00
5540 · Sprinkler System	0.00	0.00	0.00	0.0%	1,995.00	0.00	1,995.00	100.0%	0.00

Simba Run Condominium Association  
 Operating Fund Statement  
 January 2018

	Jan 18	Budget	\$ Over Budget	% of Budget	Sep '17 - Jan 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total 5500 - Fire and Protection	821.24	827.41	-6.17	99.25%	7,627.39	4,420.05	3,207.34	172.56%	10,212.00
5600 - Utilities									
5610 - Electricity	9,123.53	5,250.00	3,873.53	173.78%	25,675.81	26,250.00	-574.19	97.81%	63,000.00
5620 - Gas Expense	2,293.98	1,358.33	935.65	168.88%	7,654.36	6,791.65	862.71	112.7%	16,300.00
5630 - Water & Sewer	7,097.21	6,241.67	855.54	113.71%	34,001.09	31,208.35	2,792.74	108.95%	74,900.00
5640 - Trash Removal	876.34	775.00	101.34	113.08%	3,737.48	3,875.00	-137.52	96.45%	9,300.00
5650 - Cable TV Expense	5,285.73	5,275.00	10.73	100.2%	26,447.52	26,375.00	72.52	100.28%	63,300.00
5660 - Telephone Expense	777.31	1,275.00	-497.69	60.97%	6,119.74	6,375.00	-255.26	96.0%	15,300.00
Total 5600 - Utilities	25,454.10	20,175.00	5,279.10	126.17%	103,636.00	100,875.00	2,761.00	102.74%	242,100.00
5700 - Transportation									
5710 - Bus Gas / Repair / Maintenance	2,712.59	1,576.50	1,136.09	172.06%	5,000.30	4,729.50	270.80	105.73%	9,459.00
5720 - Bus License & Fees	50.00	0.00	50.00	100.0%	100.00	0.00	100.00	100.0%	0.00
5730 - Bus Lease	6,153.13	4,767.50	1,385.63	129.06%	17,651.50	14,302.50	3,349.00	123.42%	28,605.00
5740 - Bus Insurance	382.00	0.00	382.00	100.0%	1,541.00	1,640.00	-99.00	93.96%	1,640.00
Total 5700 - Transportation	9,297.72	6,344.00	2,953.72	146.56%	24,292.80	20,672.00	3,620.80	117.52%	39,704.00
5800 - Manager Housing									
5820 - Manager Unit Condo Fees	740.49	856.33	-115.84	86.47%	3,702.45	4,281.65	-579.20	86.47%	10,276.00
5830 - Manager Unit Utilities	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
5840 - Manager Unit Real Estate Taxes	1,873.00	0.00	1,873.00	100.0%	1,873.00	1,861.00	12.00	100.65%	1,861.00
Total 5800 - Manager Housing	2,613.49	856.33	1,757.16	305.2%	5,575.45	6,142.65	-567.20	90.77%	12,137.00
Total Expense	83,870.99	69,965.12	13,905.87	119.88%	302,269.30	319,761.84	-17,492.54	94.53%	749,823.90
Fund Surplus/-Deficit	<u>-34,660.24</u>	<u>-5,737.20</u>	<u>-28,923.04</u>	<u>604.13%</u>	<u>11,406.36</u>	<u>-3,319.24</u>	<u>14,725.60</u>	<u>-343.64%</u>	<u>6,820.06</u>
Beginnig Fund Balance					29,964.06				
Ending Fund Balance					41,370.42				

Simba Run Condominium Association  
 Capital Fund Statement  
 September 2017 through January 2018

	<u>Sep '17 - Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 - Capital Reserve Dues	62,500.00	0.00	62,500.00	100.0%
4500 - Interest Earned	63.60	0.00	63.60	100.0%
Total Income	<u>62,563.60</u>	<u>0.00</u>	<u>62,563.60</u>	<u>100.0%</u>
Gross Profit	62,563.60	0.00	62,563.60	100.0%
Expense				
6000 - Capital Reserve Expense				
6020 - CDOT Owner Distributions	0.00	0.00	0.00	0.0%
6050 - Garage	51,528.79	0.00	51,528.79	100.0%
6060 - Hot Tub/Pool	11,696.91	0.00	11,696.91	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>86,480.45</u>	<u>0.00</u>	<u>86,480.45</u>	<u>100.0%</u>
Total Expense	<u>86,480.45</u>	<u>0.00</u>	<u>86,480.45</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-23,916.85</u>	<u>0.00</u>	<u>-23,916.85</u>	<u>100.0%</u>
Beginnig Fund Balance	188,256.00			
Ending Fund Balance	164,339.15			

Simba Run Condominium Association  
 Special Assessment Fund Statement  
 January 2018

	<u>Sep - Jan 18</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			