

Simba Run Condominium Association
 Balance Sheet
 As of February 28, 2018

Feb 28, 18

ASSETS

Current Assets

Checking/Savings

1000 · First Bank	28,796.81
1010 · U.S. Bank - Operating	29,612.19
1060 · U.S. Bank - Capital Reserve	15,680.89
1070 · U S Bank - Special Assessment	179,602.42
1100 · Capital Reserve - 1st Bank	<u>1,067.88</u>

Total Checking/Savings 254,760.19

Accounts Receivable

1200 · Accounts Receivable	<u>-26,128.39</u>
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Total Accounts Receivable -26,128.39

Other Current Assets

1400 · Prepaid Expenses

1410 · Prepaid Insurance - Bldgs	10,316.93
1420 · Prepaid Elevator Service	4,496.78
1430 · Prepaid Fire Alarm	<u>644.76</u>

Total 1400 · Prepaid Expenses 15,458.47

Total Other Current Assets 15,458.47

Total Current Assets 244,090.27

Fixed Assets

1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	37,558.50
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 194,542.30

TOTAL ASSETS 438,632.57

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>17,210.65</u>
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Total Accounts Payable 17,210.65

Other Current Liabilities

2200 · Payable to SRM	23,282.51
2450 · Accrued Expenses	<u>8,700.00</u>

Total Other Current Liabilities 31,982.51

Total Current Liabilities 49,193.16

Total Liabilities 49,193.16

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	22,175.43
3300 · Capital Reserve	173,050.80
3390 · Special Assessment Fund Balance	<u>116,192.12</u>
Total 3300 · Capital Reserve	<u>289,242.92</u>

Total Equity 389,439.41

TOTAL LIABILITIES & EQUITY 438,632.57

Simba Run Condominium Association
 Operating Fund Statement
 February 2018

	Feb 18	Budget	\$ Over Budget	% of Budget	Sep '17 - Feb 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	54,918.40	54,818.42	99.98	100.18%	329,510.40	328,910.52	599.88	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	0.00	15.58	-15.58	0.0%	452.34	93.48	358.86	483.89%	186.96
4400 · Late Charges	0.00	75.00	-75.00	0.0%	700.00	450.00	250.00	155.56%	900.00
4450 · Maint Labor/ Materials to Owner	1,065.81	2,972.50	-1,906.69	35.86%	19,497.67	17,835.00	1,662.67	109.32%	35,670.00
4553 · Parking Fee	945.00	0.00	945.00	100.0%	4,886.15	0.00	4,886.15	100.0%	0.00
4610 · SRM Rent	2,000.00	2,000.00	0.00	100.0%	12,095.00	12,000.00	95.00	100.79%	24,000.00
4620 · Night Houseman Support	1,747.92	1,747.92	0.00	100.0%	10,487.52	10,487.52	0.00	100.0%	20,975.00
4630 · Night Shuttle Support	2,348.50	2,348.50	0.00	100.0%	9,394.00	9,394.00	0.00	100.0%	14,091.00
4640 · Firewood Income	290.00	250.00	40.00	116.0%	1,050.00	1,500.00	-450.00	70.0%	3,000.00
4765 · RBO Resort Fees	0.00	0.00	0.00	0.0%	-11,309.65	0.00	-11,309.65	100.0%	0.00
Total Income	63,315.63	64,227.92	-912.29	98.58%	376,879.34	380,670.52	-3,791.18	99.0%	756,643.96
Gross Profit	63,315.63	64,227.92	-912.29	98.58%	376,879.34	380,670.52	-3,791.18	99.0%	756,643.96
Expense									
Total 5005 · SRCA Payroll	19,741.12	20,483.58	-742.46	96.38%	82,807.54	100,890.12	-18,082.58	82.08%	188,033.90
5020 · FICA Expense - Simba portion	1,510.20	1,198.75	311.45	125.98%	5,880.40	7,192.50	-1,312.10	81.76%	14,385.00
5035 · Unemployment Taxes	199.99	275.00	-75.01	72.72%	528.27	750.00	-221.73	70.44%	1,316.00
5040 · Workman's Comp Insurance	659.68	765.00	-105.32	86.23%	2,588.18	4,590.00	-2,001.82	56.39%	7,650.00
Total 5000 · Payroll	22,110.99	22,722.33	-611.34	97.31%	91,804.39	113,422.62	-21,618.23	80.94%	211,384.90
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,200.00	0.00	100.0%	11,143.75	13,200.00	-2,056.25	84.42%	26,400.00
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	7,500.00	7,500.00	0.00	100.0%	15,000.00
5130 · Professional Services	332.50	0.00	332.50	100.0%	5,819.95	3,600.00	2,219.95	161.67%	3,600.00
5140 · Legal Expense	0.00	666.67	-666.67	0.0%	3,409.00	4,000.02	-591.02	85.23%	8,000.00
5150 · Office Supplies	124.12	134.17	-10.05	92.51%	2,525.58	805.02	1,720.56	313.73%	1,610.00
5155 · Bank Service Charges	14.23	13.92	0.31	102.23%	139.12	83.52	55.60	166.57%	167.00
5160 · Other Administrative Expense	0.00	732.75	-732.75	0.0%	2,513.07	4,396.50	-1,883.43	57.16%	8,793.00
Total 5100 · Administrative Expenses	3,920.85	4,997.51	-1,076.66	78.46%	33,050.47	33,585.06	-534.59	98.41%	63,570.00
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,085.42	-50.25	98.77%	24,294.76	24,512.52	-217.76	99.11%	49,025.00
5220 · Personal Property Tax	0.00	0.00	0.00	0.0%	236.62	277.00	-40.38	85.42%	277.00
Total 5200 · Operating Insurance and Taxes	4,035.17	4,085.42	-50.25	98.77%	24,531.38	24,789.52	-258.14	98.96%	49,302.00
5300 · Maintenance Expense									
5310 · Painting / Drywall	0.00	152.75	-152.75	0.0%	519.46	916.50	-397.04	56.68%	1,833.00
5315 · Landscaping & Grounds	121.75	0.00	121.75	100.0%	1,652.25	1,786.00	-133.75	92.51%	8,930.00
5320 · Snow Removal	1,682.43	1,303.80	378.63	129.04%	7,411.24	3,911.40	3,499.84	189.48%	6,519.00
5325 · Garage Expense	0.00	350.00	-350.00	0.0%	608.50	2,100.00	-1,491.50	28.98%	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	3,262.71	1,941.66	1,321.05	168.04%	16,980.69	11,649.96	5,330.73	145.76%	23,300.00
5340 · Lighting Expense	107.40	0.00	107.40	100.0%	1,831.98	0.00	1,831.98	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	2,292.75	526.33	1,766.42	435.61%	5,295.13	3,157.98	2,137.15	167.68%	6,316.00
5365 · Owner Reimbursable Expenses	689.65	0.00	689.65	100.0%	7,679.18	0.00	7,679.18	100.0%	0.00
5370 · Interior Repairs & Maintenance	1,503.25	836.67	666.58	179.67%	4,925.86	5,020.02	-94.16	98.12%	10,040.00
5375 · Miscellaneous	0.00	192.83	-192.83	0.0%	132.41	1,156.98	-1,024.57	11.44%	2,314.00
5380 · Outside Maintenance Services	3,079.38	3,333.33	-253.95	92.38%	4,204.38	19,999.98	-15,795.60	21.02%	40,000.00
Total 5300 · Maintenance Expense	12,739.32	8,637.37	4,101.95	147.49%	54,299.39	49,698.82	4,600.57	109.26%	105,577.00
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	1,497.26	1,194.75	302.51	125.32%	3,874.43	7,168.50	-3,294.07	54.05%	14,337.00
5430 · Firewood	300.00	125.00	175.00	240.0%	900.00	750.00	150.00	120.0%	1,500.00
Total 5400 · Amenities	1,797.26	1,319.75	477.51	136.18%	4,774.43	7,918.50	-3,144.07	60.3%	15,837.00
5500 · Fire and Protection									
5510 · Surveillance System	176.48	152.58	23.90	115.66%	1,049.69	915.48	134.21	114.66%	1,831.00
5520 · Alarm Monitoring	644.76	674.83	-30.07	95.54%	3,951.49	4,048.98	-97.49	97.59%	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
 February 2018

	Feb 18	Budget	\$ Over Budget	% of Budget	Sep '17 - Feb 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total 5500 - Fire and Protection	821.24	827.41	-6.17	99.25%	8,448.63	5,247.46	3,201.17	161.0%	10,212.00
5600 - Utilities									
5610 - Electricity	9,136.67	5,250.00	3,886.67	174.03%	34,812.48	31,500.00	3,312.48	110.52%	63,000.00
5620 - Gas Expense	-600.00	1,358.33	-1,958.33	-44.17%	7,054.36	8,149.98	-1,095.62	86.56%	16,300.00
5630 - Water & Sewer	6,900.00	6,241.67	658.33	110.55%	40,901.09	37,450.02	3,451.07	109.22%	74,900.00
5640 - Trash Removal	1,102.42	775.00	327.42	142.25%	4,839.90	4,650.00	189.90	104.08%	9,300.00
5650 - Cable TV Expense	5,353.17	5,275.00	78.17	101.48%	31,800.69	31,650.00	150.69	100.48%	63,300.00
5660 - Telephone Expense	1,552.37	1,275.00	277.37	121.76%	7,672.11	7,650.00	22.11	100.29%	15,300.00
Total 5600 - Utilities	23,444.63	20,175.00	3,269.63	116.21%	127,080.63	121,050.00	6,030.63	104.98%	242,100.00
5700 - Transportation									
5710 - Bus Gas / Repair / Maintenance	2,749.97	1,576.50	1,173.47	174.44%	7,750.27	6,306.00	1,444.27	122.9%	9,459.00
5720 - Bus License & Fees	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	100.0%	0.00
5730 - Bus Lease	7,319.94	4,767.50	2,552.44	153.54%	24,971.44	19,070.00	5,901.44	130.95%	28,605.00
5740 - Bus Insurance	0.00	0.00	0.00	0.0%	1,541.00	1,640.00	-99.00	93.96%	1,640.00
Total 5700 - Transportation	10,069.91	6,344.00	3,725.91	158.73%	34,362.71	27,016.00	7,346.71	127.19%	39,704.00
5800 - Manager Housing									
5820 - Manager Unit Condo Fees	740.49	856.33	-115.84	86.47%	4,442.94	5,137.98	-695.04	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	0.00	0.00	0.00	0.0%	1,873.00	1,861.00	12.00	100.65%	1,861.00
Total 5800 - Manager Housing	740.49	856.33	-115.84	86.47%	6,315.94	6,998.98	-683.04	90.24%	12,137.00
Total Expense	79,679.86	69,965.12	9,714.74	113.89%	384,667.97	389,726.96	-5,058.99	98.7%	749,823.90
Fund Surplus/-Deficit	<u>-16,364.23</u>	<u>-5,737.20</u>	<u>-10,627.03</u>	<u>285.23%</u>	<u>-7,788.63</u>	<u>-9,056.44</u>	<u>1,267.81</u>	<u>86.0%</u>	<u>6,820.06</u>
Beginnig Fund Balance					29,964.06				
Ending Fund Balance					22,175.43				

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

	<u>Sep '17 - Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	75,000.00	0.00	75,000.00	100.0%
4500 · Interest Earned	75.25	0.00	75.25	100.0%
Total Income	<u>75,075.25</u>	<u>0.00</u>	<u>75,075.25</u>	<u>100.0%</u>
Gross Profit	<u>75,075.25</u>	<u>0.00</u>	<u>75,075.25</u>	<u>100.0%</u>
Expense				
6000 · Capital Reserve Expense				
6020 · CDOT Owner Distributions	0.00	0.00	0.00	0.0%
6050 · Garage	55,328.79	0.00	55,328.79	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>90,280.45</u>	<u>0.00</u>	<u>90,280.45</u>	<u>100.0%</u>
Total Expense	<u>90,280.45</u>	<u>0.00</u>	<u>90,280.45</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-15,205.20</u>	<u>0.00</u>	<u>-15,205.20</u>	<u>100.0%</u>
Beginnig Fund Balance	188,256.00			
Ending Fund Balance	173,050.80			

Simba Run Condominium Association
Special Assessment Fund Statement
February 2018

	<u>Sep - Feb 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			