

Simba Run Condominium Association
 Balance Sheet
 As of April 30, 2018

Apr 30, 18

ASSETS

Current Assets

Checking/Savings

1000 · First Bank	26,095.31
1010 · U.S. Bank - Operating	29,612.19
1060 · U.S. Bank - Capital Reserve	15,682.19
1070 · U S Bank - Special Assessment	179,626.43
1100 · Capital Reserve - 1st Bank	<u>1,068.01</u>

Total Checking/Savings 252,084.13

Accounts Receivable

1200 · Accounts Receivable	<u>-32,259.63</u>
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Total Accounts Receivable -32,259.63

Other Current Assets

1400 · Prepaid Expenses

1410 · Prepaid Insurance - Bldgs	9,580.33
1420 · Prepaid Elevator Service	883.24
1430 · Prepaid Fire Alarm	<u>1,289.52</u>

Total 1400 · Prepaid Expenses 11,753.09

Total Other Current Assets 11,753.09

Total Current Assets 231,577.59

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 426,119.89

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>17,486.99</u>
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Total Accounts Payable 17,486.99

Other Current Liabilities

2200 · Payable to SRM	27,938.36
2450 · Accrued Expenses	<u>14,072.50</u>

Total Other Current Liabilities 42,010.86

Total Current Liabilities 59,497.85

Total Liabilities 59,497.85

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	6,328.35
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>282,272.63</u>

Total 3300 · Capital Reserve 282,272.63

Total Equity 366,622.04

TOTAL LIABILITIES & EQUITY 426,119.89

Simba Run Condominium Association
 Operating Fund Statement
 April 2018

	Apr 18	Budget	\$ Over Budget	% of Budget	Sep '17 - Apr 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	54,918.40	54,818.42	99.98	100.18%	439,347.20	438,547.36	799.84	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%	505.15	124.64	380.51	405.29%	186.96
4400 · Late Charges	0.00	75.00	-75.00	0.0%	800.00	600.00	200.00	133.33%	900.00
4450 · Maint Labor/ Materials to Owner	2,182.78	2,972.50	-789.72	73.43%	25,108.42	23,780.00	1,328.42	105.59%	35,670.00
4553 · Parking Fee	185.00	0.00	185.00	100.0%	5,941.15	0.00	5,941.15	100.0%	0.00
4610 · SRM Rent	2,000.00	2,000.00	0.00	100.0%	16,095.00	16,000.00	95.00	100.59%	24,000.00
4620 · Night Houseman Support	1,747.92	1,747.92	0.00	100.0%	13,983.36	13,983.36	0.00	100.0%	20,975.00
4630 · Night Shuttle Support	2,348.50	2,348.50	0.00	100.0%	14,091.00	14,091.00	0.00	100.0%	14,091.00
4640 · Firewood Income	24.00	250.00	-226.00	9.6%	1,210.00	2,000.00	-790.00	60.5%	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	63,406.60	64,227.92	-821.32	98.72%	505,887.54	509,126.36	-3,238.82	99.36%	756,643.96
Gross Profit	63,406.60	64,227.92	-821.32	98.72%	505,887.54	509,126.36	-3,238.82	99.36%	756,643.96
Expense									
5000 · Payroll									
Total 5005 · SRCA Payroll	23,424.86	18,403.30	5,021.56	127.29%	134,648.73	141,154.50	-6,505.77	95.39%	188,033.90
5020 · FICA Expense - Simba portion	1,792.00	1,198.75	593.25	149.49%	9,846.25	9,590.00	256.25	102.67%	14,385.00
5035 · Unemployment Taxes	149.63	100.00	49.63	149.63%	926.57	1,050.00	-123.43	88.25%	1,316.00
5040 · Workman's Comp Insurance	635.19	765.00	-129.81	83.03%	3,858.56	6,120.00	-2,261.44	63.05%	7,650.00
Total 5000 · Payroll	26,001.68	20,467.05	5,534.63	127.04%	149,280.11	157,914.50	-8,634.39	94.53%	211,384.90
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,200.00	0.00	100.0%	15,566.25	17,600.00	-2,033.75	88.45%	26,400.00
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	10,000.00	10,000.00	0.00	100.0%	15,000.00
5130 · Professional Services	0.00	0.00	0.00	0.0%	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%	3,473.52	5,333.36	-1,859.84	65.13%	8,000.00
5150 · Office Supplies	158.29	134.17	24.12	117.98%	2,969.51	1,073.36	1,896.15	276.66%	1,610.00
5155 · Bank Service Charges	14.16	13.92	0.24	101.72%	168.89	111.36	57.53	151.66%	167.00
5160 · Other Administrative Expense	99.00	732.75	-633.75	13.51%	2,612.07	5,862.00	-3,249.93	44.56%	8,793.00
Total 5100 · Administrative Expenses	3,721.45	4,997.51	-1,276.06	74.47%	40,610.19	43,580.08	-2,969.89	93.19%	63,570.00
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,085.42	-50.25	98.77%	32,365.10	32,683.36	-318.26	99.03%	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%	32,601.72	32,960.36	-358.64	98.91%	49,302.00
5300 · Maintenance Expense									
5310 · Painting / Drywall	0.00	152.75	-152.75	0.0%	519.46	1,222.00	-702.54	42.51%	1,833.00
5315 · Landscaping & Grounds	0.00	0.00	0.00	0.0%	1,652.25	1,786.00	-133.75	92.51%	8,930.00
5320 · Snow Removal	1,310.00	1,303.80	6.20	100.48%	10,211.24	6,519.00	3,692.24	156.64%	6,519.00
5325 · Garage Expense	0.00	350.00	-350.00	0.0%	608.50	2,800.00	-2,191.50	21.73%	4,200.00
5330 · Carpet Cleaning	0.00	2,125.00	-2,125.00	0.0%	1,921.28	2,125.00	-203.72	90.41%	2,125.00
5335 · Elevator Expense	1,806.77	1,941.66	-134.89	93.05%	18,309.23	15,533.28	2,775.95	117.87%	23,300.00
5340 · Lighting Expense	1,220.26	0.00	1,220.26	100.0%	3,052.24	0.00	3,052.24	100.0%	0.00
5345 · Keys & Locks	151.73	0.00	151.73	100.0%	1,288.76	0.00	1,288.76	100.0%	0.00
5360 · Exterior Building Maintenance	1,148.00	526.33	621.67	218.11%	6,610.56	4,210.64	2,399.92	157.0%	6,316.00
5365 · Owner Reimbursable Expenses	3,388.87	0.00	3,388.87	100.0%	12,099.27	0.00	12,099.27	100.0%	0.00
5370 · Interior Repairs & Maintenance	796.69	836.67	-39.98	95.22%	5,888.99	6,693.36	-804.37	87.98%	10,040.00

Simba Run Condominium Association
 Operating Fund Statement
 April 2018

	Apr 18	Budget	\$ Over Budget	% of Budget	Sep '17 - Apr 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5375 · Miscellaneous	0.00	192.83	-192.83	0.0%	770.41	1,542.64	-772.23	49.94%	2,314.00
5380 · Outside Maintenance Services	0.00	3,333.33	-3,333.33	0.0%	5,289.88	26,666.64	-21,376.76	19.84%	40,000.00
Total 5300 · Maintenance Expense	9,822.32	10,762.37	-940.05	91.27%	68,222.07	69,098.56	-876.49	98.73%	105,577.00
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	1,015.33	1,194.75	-179.42	84.98%	5,869.16	9,558.00	-3,688.84	61.41%	14,337.00
5430 · Firewood	0.00	125.00	-125.00	0.0%	1,200.00	1,000.00	200.00	120.0%	1,500.00
Total 5400 · Amenities	1,015.33	1,319.75	-304.42	76.93%	7,069.16	10,558.00	-3,488.84	66.96%	15,837.00
5500 · Fire and Protection									
5510 · Surveillance System	176.48	152.58	23.90	115.66%	1,402.65	1,220.64	182.01	114.91%	1,831.00
5520 · Alarm Monitoring	644.76	674.83	-30.07	95.54%	5,241.01	5,398.64	-157.63	97.08%	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
Total 5500 · Fire and Protection	821.24	827.41	-6.17	99.25%	10,091.11	6,902.28	3,188.83	146.2%	10,212.00
5600 · Utilities									
5610 · Electricity	5,940.00	5,250.00	690.00	113.14%	48,229.65	42,000.00	6,229.65	114.83%	63,000.00
5620 · Gas Expense	1,432.30	1,358.33	73.97	105.45%	12,123.52	10,866.64	1,256.88	111.57%	16,300.00
5630 · Water & Sewer	6,815.00	6,241.67	573.33	109.19%	54,670.15	49,933.36	4,736.79	109.49%	74,900.00
5640 · Trash Removal	844.60	775.00	69.60	108.98%	6,061.86	6,200.00	-138.14	97.77%	9,300.00
5650 · Cable TV Expense	5,273.60	5,275.00	-1.40	99.97%	42,347.89	42,200.00	147.89	100.35%	63,300.00
5660 · Telephone Expense	378.68	1,275.00	-896.32	29.7%	9,263.76	10,200.00	-936.24	90.82%	15,300.00
Total 5600 · Utilities	20,684.18	20,175.00	509.18	102.52%	172,696.83	161,400.00	11,296.83	107.0%	242,100.00
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	854.52	1,576.50	-721.98	54.2%	12,258.91	9,459.00	2,799.91	129.6%	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	0.00	4,767.50	-4,767.50	0.0%	27,255.23	28,605.00	-1,349.77	95.28%	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	854.52	6,344.00	-5,489.48	13.47%	41,155.14	39,704.00	1,451.14	103.66%	39,704.00
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	740.49	856.33	-115.84	86.47%	5,923.92	6,850.64	-926.72	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%	7,796.92	8,711.64	-914.72	89.5%	12,137.00
Total Expense	67,696.38	69,834.84	-2,138.46	96.94%	529,523.25	530,829.42	-1,306.17	99.75%	749,823.90
Fund Surplus/-Deficit	-4,289.78	-5,606.92	1,317.14	76.51%	-23,635.71	-21,703.06	-1,932.65	108.91%	6,820.06
Beginning Fund Balance					29,964.06				
Ending Fund Balance					6,328.35				

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

	<u>Sep '17 - Apr 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	100,000.00	0.00	100,000.00	100.0%
4500 · Interest Earned	100.69	0.00	100.69	100.0%
Total Income	<u>100,100.69</u>	<u>0.00</u>	<u>100,100.69</u>	<u>100.0%</u>
Gross Profit	100,100.69	0.00	100,100.69	100.0%
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	17,444.00	0.00	17,444.00	100.0%
6080 · Pool Air Handling	2,584.05	0.00	2,584.05	100.0%
6085 · Miscellaneous Capital Projects	28,731.68	0.00	28,731.68	100.0%
Total 6000 · Capital Reserve Expense	<u>122,276.18</u>	<u>0.00</u>	<u>122,276.18</u>	<u>100.0%</u>
Total Expense	<u>122,276.18</u>	<u>0.00</u>	<u>122,276.18</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-22,175.49</u>	<u>0.00</u>	<u>-22,175.49</u>	<u>100.0%</u>
Beginnig Fund Balance	188,256.00			
Transfer Special Assessment Fund	116,192.12			
Ending Fund Balance	282,272.63			