

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

	<u>Sep 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	123,526.83
1010 · U.S. Bank - Operating Reserve	29,612.19
1060 · U.S. Bank - Capital Reserve	15,685.45
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	<u>100,070.13</u>
Total Checking/Savings	268,937.95
Accounts Receivable	
1200 · Accounts Receivable	-17,554.11
Total Accounts Receivable	<u>-17,554.11</u>
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	4,065.13
1413 · Prepaid Insurance - WC	477.67
1420 · Prepaid Elevator Service	<u>1,630.11</u>
Total 1400 · Prepaid Expenses	<u>6,172.91</u>
Total Other Current Assets	<u>6,172.91</u>
Total Current Assets	<u>257,556.75</u>
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	-78,772.75
1592 · Accum Depr - Buses	-6,706.89
1593 · Accum Depr - Furn & Equip	-371,938.90
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-459,771.44</u>
Total Fixed Assets	<u>177,191.09</u>
TOTAL ASSETS	<u><u>434,747.84</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>15,074.46</u>
Total Accounts Payable	15,074.46
Other Current Liabilities	
2200 · Payable to SRM	33,594.33
2450 · Accrued Expenses	1,040.00
2460 · Parking Liability	<u>1,830.00</u>
Total Other Current Liabilities	<u>36,464.33</u>
Total Current Liabilities	<u>51,538.79</u>
Total Liabilities	51,538.79
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	34,476.87
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>270,711.12</u>
Total 3300 · Capital Reserve	<u>270,711.12</u>
Total Equity	<u>383,209.05</u>
TOTAL LIABILITIES & EQUITY	<u><u>434,747.84</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 September 2018

	<u>Sep 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Income					
4000 · Association Dues	54,918.40	56,708.03	-1,789.63	96.84%	680,496.30
4300 · Interest Charges	0.00	42.10	-42.10	0.0%	505.15
4400 · Late Charges	0.00	66.67	-66.67	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	1,342.50	2,551.50	-1,209.00	52.62%	30,618.00
4450 · Owner Maintenance					
4560 · Maintenance Labor/Mat. to Owner	1,082.19	2,013.91	-931.72	53.74%	24,166.97
5365 · Owner Reimbursable Expenses	-403.12	-1,534.64	1,131.52	26.27%	-18,415.71
Total 4450 · Owner Maintenance	<u>679.07</u>	<u>479.27</u>	<u>199.80</u>	<u>141.69%</u>	<u>5,751.26</u>
4610 · SRR Rent	2,000.00	2,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,683.33	1,685.18	-1.85	99.89%	20,222.13
4635 · Infrastructure Support - SRR	6,207.31	6,207.31	0.00	100.0%	110,615.93
4636 · Infrastructure Support - RBO	767.34	1,153.21	-385.87	66.54%	13,838.51
4640 · Firewood Income	0.00	100.83	-100.83	0.0%	1,210.00
Total Income	<u>67,597.95</u>	<u>70,994.10</u>	<u>-3,396.15</u>	<u>95.22%</u>	<u>888,057.28</u>
Gross Profit	67,597.95	70,994.10	-3,396.15	95.22%	888,057.28
Expense					
Total 5005 · SRCA Payroll					
5020 · FICA Expense - Simba portion	971.60	428.94	542.66	226.51%	21,446.94
5035 · Unemployment Taxes	17.96	185.44	-167.48	9.69%	2,361.77
5040 · Workman's Comp Insurance	1,711.13	900.11	811.02	190.1%	10,801.26
Total 5000 · Payroll	<u>15,401.18</u>	<u>14,880.00</u>	<u>521.18</u>	<u>103.5%</u>	<u>314,961.96</u>
5100 · Administrative Expenses					
5110 · Management Fee	2,200.00	2,030.52	169.48	108.35%	24,366.25
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	15,000.00
5130 · Professional Services	0.00	330.22	-330.22	0.0%	6,632.45
5140 · Legal Expense	0.00	323.88	-323.88	0.0%	3,886.52
5150 · Office Supplies	133.50	315.90	-182.40	42.26%	3,790.82
5155 · Bank Service Charges	14.16	25.00	-10.84	56.64%	300.00
5160 · Other Administrative Expense	0.00	234.34	-234.34	0.0%	2,812.03
5165 · Coffee and DVD	205.53	976.75	-771.22	21.04%	11,721.00
Total 5100 · Administrative Expenses	<u>3,803.19</u>	<u>5,486.61</u>	<u>-1,683.42</u>	<u>69.32%</u>	<u>68,509.07</u>
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	4,035.17	4,244.26	-209.09	95.07%	50,931.07
5220 · Personal Property Tax	0.00	0.00	0.00	0.0%	236.62
Total 5200 · Operating Insurance and Taxes	<u>4,035.17</u>	<u>4,244.26</u>	<u>-209.09</u>	<u>95.07%</u>	<u>51,167.69</u>
5300 · Maintenance Expense					

	Sep 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5310 · Painting / Drywall	0.00	214.50	-214.50	0.0%	897.03
5315 · Landscaping & Grounds	69.85	17.77	52.08	393.08%	9,122.15
5320 · Snow Removal	0.00	0.00	0.00	0.0%	11,378.74
5325 · Garage Expense	628.50	0.00	628.50	100.0%	2,309.49
5330 · Carpet Cleaning	0.00	200.84	-200.84	0.0%	2,410.12
5335 · Elevator Expense	2,525.77	2,246.44	279.33	112.43%	26,957.26
5340 · Lighting Expense	108.24	277.48	-169.24	39.01%	3,329.72
5345 · Keys & Locks	0.00	117.16	-117.16	0.0%	1,405.92
5360 · Exterior Building Maintenance	0.00	960.91	-960.91	0.0%	11,530.88
5370 · Interior Repairs & Maintenance	1,089.31	842.29	247.02	129.33%	10,107.46
5375 · Miscellaneous	0.00	285.85	-285.85	0.0%	3,430.19
5380 · Outside Maintenance Services	72.00	1,245.27	-1,173.27	5.78%	14,943.29
5385 · Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	4,706.00
Total 5300 · Maintenance Expense	4,493.67	6,800.68	-2,307.01	66.08%	102,528.25
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	507.21	991.11	-483.90	51.18%	11,893.28
5430 · Firewood	0.00	100.00	-100.00	0.0%	1,200.00
Total 5400 · Amenities	507.21	1,091.11	-583.90	46.49%	13,093.28
5500 · Fire and Protection					
5520 · Alarm Monitoring	0.00	544.21	-544.21	0.0%	6,530.53
5530 · Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	1,452.45
5540 · Sprinkler System	0.00	369.37	-369.37	0.0%	4,432.42
Total 5500 · Fire and Protection	0.00	1,034.62	-1,034.62	0.0%	12,415.40
5600 · Utilities					
5610 · Electricity	2,827.50	3,147.13	-319.63	89.84%	64,327.57
5620 · Gas Expense	1,040.00	1,055.75	-15.75	98.51%	15,889.93
5630 · Water & Sewer	6,883.17	7,289.89	-406.72	94.42%	85,822.16
5640 · Trash Removal	377.45	735.18	-357.73	51.34%	9,436.80
5650 · Cable TV Expense	5,812.68	5,712.53	100.15	101.75%	69,283.20
5660 · Telephone Expense	572.91	200.00	372.91	286.46%	2,400.00
Total 5600 · Utilities	17,513.71	18,140.48	-626.77	96.55%	247,159.66
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	0.00	0.00	0.00	0.0%	14,404.82
5720 · Bus License & Fees	0.00	100.00	-100.00	0.0%	100.00
5730 · Bus Lease	0.00	0.00	0.00	0.0%	13,627.62
5740 · Bus Insurance	0.00	257.67	-257.67	0.0%	3,092.00
Total 5700 · Transportation	0.00	357.67	-357.67	0.0%	31,224.44
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	740.49	759.00	-18.51	97.56%	9,108.03
5840 · Manager Unit Real Estate Taxes	0.00	0.00	0.00	0.0%	1,873.00

	Sep 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total 5800 · Manager Housing	740.49	759.00	-18.51	97.56%	10,981.03
5900 · Depreciation Expense	1,334.71	1,334.71	0.00	100.0%	16,016.50
5950 · Restore Reserve	0.00	1,666.67	-1,666.67	0.0%	20,000.00
Total Expense	47,829.33	55,795.81	-7,966.48	85.72%	888,057.28
Fund Surplus/-Deficit	19,768.62	15,198.29	4,570.33	130.07%	0.00
Beginnig Fund Balance	14,708.25				
Ending Fund Balance	34,476.87				

Simba Run Condominium Association
 Capital Fund Statement
 September 2018

	Sep 18	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	12,500.00	12,500.00	0.00	100.0%
4500 · Interest Earned	2.39	0.00	2.39	100.0%
Total Income	<u>12,502.39</u>	<u>12,500.00</u>	<u>2.39</u>	<u>100.02%</u>
Gross Profit	12,502.39	12,500.00	2.39	100.02%
Expense				
6000 · Capital Reserve Expense				
6020 · CDOT Owner Distributions	0.00	0.00	0.00	0.0%
6050 · Garage	0.00	0.00	0.00	0.0%
6060 · Hot Tub/Pool	0.00	0.00	0.00	0.0%
6065 · LED Upgrade	30,975.00	0.00	30,975.00	100.0%
6070 · 5th Floor Project	0.00	0.00	0.00	0.0%
6075 · Roof Repairs	0.00	0.00	0.00	0.0%
6080 · Pool Air Handling	0.00	0.00	0.00	0.0%
6085 · Miscellaneous Capital Projects	-5,776.00	0.00	-5,776.00	100.0%
Total 6000 · Capital Reserve Expense	<u>25,199.00</u>	<u>0.00</u>	<u>25,199.00</u>	<u>100.0%</u>
Total Expense	<u>25,199.00</u>	<u>0.00</u>	<u>25,199.00</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-12,696.61</u>	<u>12,500.00</u>	<u>-25,196.61</u>	<u>-101.57%</u>
Begining Fund Balance	283,407.73			
Ending Fund Balance	270,711.12			