

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

	<u>Oct 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	146,196.70
1010 · U.S. Bank - Operating Reserve	29,612.19
1060 · U.S. Bank - Capital Reserve	15,686.11
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	<u>100,168.58</u>
Total Checking/Savings	291,706.93
Accounts Receivable	
1200 · Accounts Receivable	<u>-13,222.05</u>
Total Accounts Receivable	-13,222.05
Other Current Assets	
1400 · Prepaid Expenses	
1413 · Prepaid Insurance - WC	955.34
1420 · Prepaid Elevator Service	<u>2,012.68</u>
Total 1400 · Prepaid Expenses	<u>2,968.02</u>
Total Other Current Assets	<u>2,968.02</u>
Total Current Assets	<u>281,452.90</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	-79,178.00
1592 · Accum Depr - Buses	-7,154.02
1593 · Accum Depr - Furn & Equip	-372,421.23
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-461,106.15</u>
Total Fixed Assets	<u>175,856.38</u>
TOTAL ASSETS	<u><u>457,309.28</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>44,423.67</u>
Total Accounts Payable	44,423.67
Other Current Liabilities	
2105 · Payroll Withholding	
2107 · State Withholding	401.00
2108 · SUTA Withholding	40.99
2109 · FUTA Withholding	<u>20.77</u>
Total 2105 · Payroll Withholding	462.76
2200 · Payable to SRR	32,065.09
2450 · Accrued Expenses	1,030.00
2460 · Parking Liability	<u>1,980.00</u>
Total Other Current Liabilities	<u>35,537.85</u>
Total Current Liabilities	<u>79,961.52</u>
Total Liabilities	79,961.52
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	39,655.79
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>259,670.91</u>
Total 3300 · Capital Reserve	<u>259,670.91</u>
Total Equity	<u>377,347.76</u>
TOTAL LIABILITIES & EQUITY	<u><u>457,309.28</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 October 2018

	Oct 18	Budget	\$ Over Budget	% of Budget	Sep - Oct 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	56,870.48	56,708.03	162.45	100.29%	111,788.88	113,416.06	-1,627.18	98.57%	680,496.30
4300 · Interest Charges	0.00	42.10	-42.10	0.0%	0.00	84.20	-84.20	0.0%	505.15
4400 · Late Charges	0.00	66.67	-66.67	0.0%	0.00	133.34	-133.34	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	1,060.50	2,551.50	-1,491.00	41.56%	2,403.00	5,103.00	-2,700.00	47.09%	30,618.00
4450 · Owner Maintenance									
4560 · Maintenance Labor/Mat. to Owner	4,270.46	2,013.91	2,256.55	212.05%	5,352.65	4,027.82	1,324.83	132.89%	24,166.97
5365 · Owner Reimbursable Expenses	-3,530.56	-1,534.64	-1,995.92	230.06%	-3,933.68	-3,069.28	-864.40	128.16%	-18,415.71
4450 · Owner Maintenance - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Total 4450 · Owner Maintenance	739.90	479.27	260.63	154.38%	1,418.97	958.54	460.43	148.04%	5,751.26
4600 · Miscellaneous Income	11.19	0.00	11.19	100.0%	11.19	0.00	11.19	100.0%	0.00
4610 · SRR Rent	2,000.00	2,000.00	0.00	100.0%	4,000.00	4,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,658.18	1,685.18	-27.00	98.4%	3,341.51	3,370.36	-28.85	99.14%	20,222.13
4635 · Infrastructure Support - SRR	6,205.46	6,205.46	0.00	100.0%	12,412.77	12,410.92	1.85	100.02%	110,615.93
4636 · Infrastructure Support - RBO	330.75	1,153.21	-822.46	28.68%	1,098.09	2,306.42	-1,208.33	47.61%	13,838.51
4640 · Firewood Income	0.00	100.83	-100.83	0.0%	0.00	201.66	-201.66	0.0%	1,210.00
Total Income	68,876.46	70,992.25	-2,115.79	97.02%	136,474.41	141,984.50	-5,510.09	96.12%	888,057.28
Gross Profit	68,876.46	70,992.25	-2,115.79	97.02%	136,474.41	141,984.50	-5,510.09	96.12%	888,057.28
Expense									
Total 5005 · SRCA Payroll									
5020 · FICA Expense - Simba portion	1,116.11	855.97	260.14	130.39%	2,087.71	1,284.91	802.80	162.48%	21,446.94
5035 · Unemployment Taxes	61.76	20.68	41.08	298.65%	79.72	206.12	-126.40	38.68%	2,361.77
5040 · Workman's Comp Insurance	1,438.33	900.11	538.22	159.8%	3,149.46	1,800.22	1,349.24	174.95%	10,801.26
Total 5000 · Payroll	17,205.79	10,440.31	6,765.48	164.8%	32,606.97	25,320.31	7,286.66	128.78%	314,961.96
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,030.52	169.48	108.35%	4,400.00	4,061.04	338.96	108.35%	24,366.25
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	2,500.00	2,500.00	0.00	100.0%	15,000.00
5130 · Professional Services	0.00	330.22	-330.22	0.0%	0.00	660.44	-660.44	0.0%	6,632.45
5140 · Legal Expense	0.00	323.88	-323.88	0.0%	0.00	647.76	-647.76	0.0%	3,886.52
5150 · Office Supplies	685.97	315.90	370.07	217.15%	819.47	631.80	187.67	129.7%	3,790.82
5155 · Bank Service Charges	69.33	25.00	44.33	277.32%	83.49	50.00	33.49	166.98%	300.00
5160 · Other Administrative Expense	721.97	234.34	487.63	308.09%	721.97	468.68	253.29	154.04%	2,812.03
5165 · Coffee and DVD	600.74	976.75	-376.01	61.5%	806.27	1,953.50	-1,147.23	41.27%	11,721.00
Total 5100 · Administrative Expenses	5,528.01	5,486.61	41.40	100.76%	9,331.20	10,973.22	-1,642.02	85.04%	68,509.07
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,065.13	4,244.26	-179.13	95.78%	8,100.30	8,488.52	-388.22	95.43%	50,931.07
5220 · Personal Property Tax	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	236.62
Total 5200 · Operating Insurance and Taxes	4,065.13	4,244.26	-179.13	95.78%	8,100.30	8,488.52	-388.22	95.43%	51,167.69
5300 · Maintenance Expense									

Simba Run Condominium Association
 Operating Fund Statement
 October 2018

	Oct 18	Budget	\$ Over Budget	% of Budget	Sep - Oct 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5310 · Painting / Drywall	1,116.86	301.66	815.20	370.24%	1,116.86	516.16	600.70	216.38%	897.03
5315 · Landscaping & Grounds	1,415.00	387.00	1,028.00	365.63%	1,484.85	404.77	1,080.08	366.84%	9,122.15
5320 · Snow Removal	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	11,378.74
5325 · Garage Expense	0.00	0.00	0.00	0.0%	628.50	0.00	628.50	100.0%	2,309.49
5330 · Carpet Cleaning	0.00	200.84	-200.84	0.0%	0.00	401.68	-401.68	0.0%	2,410.12
5335 · Elevator Expense	1,998.77	2,246.44	-247.67	88.98%	4,524.54	4,492.88	31.66	100.71%	26,957.26
5340 · Lighting Expense	154.56	277.48	-122.92	55.7%	262.80	554.96	-292.16	47.36%	3,329.72
5345 · Keys & Locks	12.61	117.16	-104.55	10.76%	12.61	234.32	-221.71	5.38%	1,405.92
5360 · Exterior Building Maintenance	2,956.02	960.91	1,995.11	307.63%	2,956.02	1,921.82	1,034.20	153.81%	11,530.88
5370 · Interior Repairs & Maintenance	873.10	842.29	30.81	103.66%	1,962.41	1,684.58	277.83	116.49%	10,107.46
5375 · Miscellaneous	0.00	285.85	-285.85	0.0%	0.00	571.70	-571.70	0.0%	3,430.19
5380 · Outside Maintenance Services	0.00	1,245.27	-1,245.27	0.0%	72.00	2,490.54	-2,418.54	2.89%	14,943.29
5385 · Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	0.00	784.34	-784.34	0.0%	4,706.00
Total 5300 · Maintenance Expense	8,526.92	7,257.07	1,269.85	117.5%	13,020.59	14,057.75	-1,037.16	92.62%	102,528.25
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	2,015.39	991.11	1,024.28	203.35%	2,522.60	1,982.22	540.38	127.26%	11,893.28
5430 · Firewood	0.00	100.00	-100.00	0.0%	0.00	200.00	-200.00	0.0%	1,200.00
Total 5400 · Amenities	2,015.39	1,091.11	924.28	184.71%	2,522.60	2,182.22	340.38	115.6%	13,093.28
5500 · Fire and Protection									
5520 · Alarm Monitoring	659.65	544.21	115.44	121.21%	659.65	1,088.42	-428.77	60.61%	6,530.53
5530 · Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	0.00	242.08	-242.08	0.0%	1,452.45
5540 · Sprinkler System	1,995.00	369.37	1,625.63	540.11%	1,995.00	738.74	1,256.26	270.05%	4,432.42
Total 5500 · Fire and Protection	2,654.65	1,034.62	1,620.03	256.58%	2,654.65	2,069.24	585.41	128.29%	12,415.40
5600 · Utilities									
5610 · Electricity	4,476.09	4,531.12	-55.03	98.79%	7,303.59	7,678.25	-374.66	95.12%	64,327.57
5620 · Gas Expense	910.35	1,196.24	-285.89	76.1%	1,950.35	2,251.99	-301.64	86.61%	15,889.93
5630 · Water & Sewer	6,351.69	6,790.54	-438.85	93.54%	13,234.86	14,080.43	-845.57	94.0%	85,822.16
5640 · Trash Removal	378.51	726.56	-348.05	52.1%	755.96	1,461.74	-705.78	51.72%	9,436.80
5650 · Cable TV Expense	5,814.67	5,626.57	188.10	103.34%	11,627.35	11,339.10	288.25	102.54%	69,283.20
5660 · Telephone Expense	901.21	200.00	701.21	450.61%	1,474.12	400.00	1,074.12	368.53%	2,400.00
Total 5600 · Utilities	18,832.52	19,071.03	-238.51	98.75%	36,346.23	37,211.51	-865.28	97.68%	247,159.66
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	2,771.24	0.00	2,771.24	100.0%	2,771.24	0.00	2,771.24	100.0%	14,404.82
5720 · Bus License & Fees	0.00	0.00	0.00	0.0%	0.00	100.00	-100.00	0.0%	100.00
5730 · Bus Lease	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	13,627.62
5740 · Bus Insurance	0.00	257.67	-257.67	0.0%	0.00	515.34	-515.34	0.0%	3,092.00
Total 5700 · Transportation	2,771.24	257.67	2,513.57	1,075.5%	2,771.24	615.34	2,155.90	450.36%	31,224.44
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	763.18	759.00	4.18	100.55%	1,503.67	1,518.00	-14.33	99.06%	9,108.03

Simba Run Condominium Association
 Operating Fund Statement
 October 2018

	Oct 18	Budget	\$ Over Budget	% of Budget	Sep - Oct 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5840 · Manager Unit Real Estate Taxes	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,873.00
Total 5800 · Manager Housing	763.18	759.00	4.18	100.55%	1,503.67	1,518.00	-14.33	99.06%	10,981.03
5900 · Depreciation Expense	1,334.71	1,334.71	0.00	100.0%	2,669.42	2,669.42	0.00	100.0%	16,016.50
5950 · Restore Reserve	0.00	1,666.67	-1,666.67	0.0%	0.00	0.00	0.00	0.0%	20,000.00
Total Expense	63,697.54	52,643.06	11,054.48	121.0%	111,526.87	105,105.53	6,421.34	106.11%	888,057.28
Fund Surplus/-Deficit	5,178.92	18,349.19	-13,170.27	28.22%	24,947.54	36,878.97	-11,931.43	67.65%	0.00
Beginnig Fund Balance					14,708.25				
Ending Fund Balance					39,655.79				

Simba Run Condominium Association
 Capital Fund Statement
 September through October 2018

	<u>Sep - Oct 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	25,000.00	25,000.00	0.00	100.0%
4500 · Interest Earned	101.50	0.00	101.50	100.0%
Total Income	<u>25,101.50</u>	<u>25,000.00</u>	<u>101.50</u>	<u>100.41%</u>
Gross Profit	25,101.50	25,000.00	101.50	100.41%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool/Special Assessment Expense	0.00	0.00	0.00	0.0%
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	9,532.00	0.00	9,532.00	100.0%
6080 · Pool Air Handling	0.00	0.00	0.00	0.0%
6085 · Miscellaneous Capital Projects	-5,401.00	0.00	-5,401.00	100.0%
6090 · Pool Glass Replacement	13,732.32	0.00	13,732.32	100.0%
Total 6000 · Capital Reserve Expense	<u>48,838.32</u>	<u>0.00</u>	<u>48,838.32</u>	<u>100.0%</u>
Total Expense	<u>48,838.32</u>	<u>0.00</u>	<u>48,838.32</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-23,736.82</u>	<u>25,000.00</u>	<u>-48,736.82</u>	<u>-94.95%</u>
Beginnig Fund Balance	283,407.73			
Ending Fund Balance	259,670.91			