

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

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 - First Bank Operating	64,389.73
1010 - U.S. Bank - Operating Reserve	17,470.39
1060 - U.S. Bank - Capital Reserve	15,687.41
1070 - U S Bank - Special Assessment	43.35
1100 - Capital Reserve - 1st Bank	<u>100,352.86</u>
Total Checking/Savings	197,943.74
Accounts Receivable	
1200 - Accounts Receivable	<u>1,079.73</u>
Total Accounts Receivable	1,079.73
Other Current Assets	
1400 - Prepaid Expenses	
1410 - Prepaid Insurance - Bldgs	8,475.41
1413 - Prepaid Insurance - WC	1,353.84
1420 - Prepaid Elevator Service	<u>3,325.59</u>
Total 1400 - Prepaid Expenses	<u>13,154.84</u>
Total Other Current Assets	<u>13,154.84</u>
Total Current Assets	212,178.31
Fixed Assets	
1500 - Simba Unit 1205	195,000.00
1510 - Shuttle Buses	85,833.01
1520 - Furniture & Equipment	402,051.13
1530 - Communication System	2,352.90
1590 - Accumulated Depreciation	
1591 - Accum Depr - Unit 1205	-79,988.50
1592 - Accum Depr - Buses	-8,622.98
1593 - Accum Depr - Furn & Equip	-375,089.89
1594 - Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 - Accumulated Depreciation	<u>-466,054.27</u>
Total Fixed Assets	<u>219,182.77</u>
TOTAL ASSETS	<u>431,361.08</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	<u>34,411.88</u>
Total Accounts Payable	34,411.88
Other Current Liabilities	
2105 - Payroll Withholding	
2107 - State Withholding	670.00
2108 - SUTA Withholding	217.55
2109 - FUTA Withholding	<u>89.00</u>
Total 2105 - Payroll Withholding	976.55
2200 - Payable to SRR	-6,276.10
2450 - Accrued Expenses	2,000.00
2460 - Parking Liability	<u>3,095.00</u>
Total Other Current Liabilities	<u>-204.55</u>
Total Current Liabilities	<u>34,207.33</u>
Total Liabilities	34,207.33
Equity	
3100 - Working Capital	78,021.06
3200 - Owner Equity - Operations	40,626.81
3300 - Capital Reserve	
3390 - Capital Reserve Fund Balance	<u>278,505.88</u>
Total 3300 - Capital Reserve	<u>397,153.75</u>
Total Equity	<u>397,153.75</u>
TOTAL LIABILITIES & EQUITY	<u>431,361.08</u>

Simba Run Condominium Association
 Operating Fund Statement
 December 2018

	Dec 18	Budget	\$ Over Budget	% of Budget	Sep - Dec 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	56,870.48	56,708.03	162.45	100.29%	225,529.84	226,832.12	-1,302.28	99.43%	680,496.30
4300 · Interest Charges	0.00	42.10	-42.10	0.0%	0.00	168.40	-168.40	0.0%	505.15
4400 · Late Charges	0.00	66.67	-66.67	0.0%	0.00	266.68	-266.68	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	2,439.00	2,694.00	-255.00	90.54%	5,886.00	9,341.00	-3,455.00	63.01%	30,618.00
4450 · Owner Maintenance									
4560 · Maintenance Labor/Mat. to Owner	2,242.83	2,013.91	228.92	111.37%	4,756.48	8,055.64	-3,299.16	59.05%	24,166.97
5365 · Owner Reimbursable Expenses	93.30	-1,534.64	1,627.94	-6.08%	-3,665.96	-6,138.56	2,472.60	59.72%	-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	2,336.13	479.27	1,856.86	487.44%	1,090.52	1,917.08	-826.56	56.88%	5,751.26
4600 · Miscellaneous Income	0.00	0.00	0.00	0.0%	11.19	0.00	11.19	100.0%	0.00
4610 · SRR Rent	2,000.00	2,000.00	0.00	100.0%	8,000.00	8,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,658.18	1,685.18	-27.00	98.4%	6,657.87	6,740.72	-82.85	98.77%	20,222.13
4635 · Infrastructure Support - SRR	12,983.00	12,983.00	0.00	100.0%	31,601.23	31,599.38	1.85	100.01%	110,615.93
4636 · Infrastructure Support - RBO	2,249.10	1,768.00	481.10	127.21%	3,625.02	3,126.00	499.02	115.96%	13,838.51
4640 · Firewood Income	496.00	100.83	395.17	491.92%	652.00	403.32	248.68	161.66%	1,210.00
Total Income	81,031.89	78,527.08	2,504.81	103.19%	283,053.67	288,394.70	-5,341.03	98.15%	888,057.28
Gross Profit	81,031.89	78,527.08	2,504.81	103.19%	283,053.67	288,394.70	-5,341.03	98.15%	888,057.28
Expense									
Total 5005 · SRCA Payroll	25,179.93	25,586.00	-406.07	98.41%	67,004.61	69,332.00	-2,327.39	96.64%	280,351.99
5020 · FICA Expense - Simba portion	1,926.24	1,957.33	-31.09	98.41%	5,125.86	5,303.90	-178.04	96.64%	21,446.94
5035 · Unemployment Taxes	183.94	215.54	-31.60	85.34%	324.51	584.07	-259.56	55.56%	2,361.77
5040 · Workman's Comp Insurance	-3,013.83	985.76	-3,999.59	-305.74%	1,573.96	2,671.19	-1,097.23	58.92%	10,801.26
Total 5000 · Payroll	24,276.28	28,744.64	-4,468.36	84.46%	74,028.94	77,891.16	-3,862.22	95.04%	314,961.96
5100 · Administrative Expenses									
5110 · Management Fee	2,200.00	2,030.52	169.48	108.35%	8,800.00	8,122.08	677.92	108.35%	24,366.25
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	5,000.00	5,000.00	0.00	100.0%	15,000.00
5130 · Professional Services	2,404.11	3,000.00	-595.89	80.14%	3,619.11	3,990.66	-371.55	90.69%	6,632.45
5140 · Legal Expense	0.00	323.88	-323.88	0.0%	0.00	1,295.52	-1,295.52	0.0%	3,886.52
5150 · Office Supplies	226.51	315.90	-89.39	71.7%	2,614.34	1,263.60	1,350.74	206.9%	3,790.82
5155 · Bank Service Charges	38.97	25.00	13.97	155.88%	157.76	100.00	57.76	157.76%	300.00
5160 · Other Administrative Expense	4,681.87	234.34	4,447.53	1,997.9%	6,176.63	937.36	5,239.27	658.94%	2,812.03
5165 · Coffee and DVD	1,154.50	976.75	177.75	118.2%	2,349.55	3,907.00	-1,557.45	60.14%	11,721.00
Total 5100 · Administrative Expenses	11,955.96	8,156.39	3,799.57	146.58%	28,717.39	24,616.22	4,101.17	116.66%	68,509.07
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,244.26	-209.09	95.07%	16,170.64	16,977.04	-806.40	95.25%	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	4,035.17	4,244.26	-209.09	95.07%	16,170.64	16,977.04	-806.40	95.25%	51,167.69
5300 · Maintenance Expense									
5310 · Painting / Drywall	0.00	0.00	0.00	0.0%	2,866.86	594.21	2,272.65	482.47%	897.03
5315 · Landscaping & Grounds	0.00	65.73	-65.73	0.0%	1,552.35	1,530.50	21.85	101.43%	9,122.15
5320 · Snow Removal	1,602.90	1,250.00	352.90	128.23%	2,892.90	2,500.00	392.90	115.72%	11,378.74
5325 · Garage Expense	0.00	0.00	0.00	0.0%	628.50	608.50	20.00	103.29%	2,309.49
5330 · Carpet Cleaning	476.80	200.84	275.96	237.4%	476.80	803.36	-326.56	59.35%	2,410.12
5335 · Elevator Expense	1,890.04	2,246.44	-356.40	84.14%	8,310.40	8,985.76	-675.36	92.48%	26,957.26
5340 · Lighting Expense	0.00	277.48	-277.48	0.0%	262.80	1,109.92	-847.12	23.68%	3,329.72
5345 · Keys & Locks	0.00	117.16	-117.16	0.0%	12.61	468.64	-456.03	2.69%	1,405.92
5360 · Exterior Building Maintenance	1,452.78	960.91	491.87	151.19%	7,022.95	3,843.64	3,179.31	182.72%	11,530.88
5370 · Interior Repairs & Maintenance	2,931.20	842.29	2,088.91	348.0%	5,117.80	3,369.16	1,748.64	151.9%	10,107.46

	Dec 18	Budget	\$ Over Budget	% of Budget	Sep - Dec 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5375 · Miscellaneous	199.95	285.85	-85.90	69.95%	259.90	1,143.40	-883.50	22.73%	3,430.19
5380 · Outside Maintenance Services	0.00	1,245.27	-1,245.27	0.0%	1,599.50	4,981.08	-3,381.58	32.11%	14,943.29
5385 · Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	0.00	1,568.68	-1,568.68	0.0%	4,706.00
Total 5300 · Maintenance Expense	8,553.67	7,884.14	669.53	108.49%	31,003.37	31,506.85	-503.48	98.4%	102,528.25
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	2,119.91	991.11	1,128.80	213.89%	4,642.51	3,964.44	678.07	117.1%	11,893.28
5430 · Firewood	0.00	100.00	-100.00	0.0%	0.00	400.00	-400.00	0.0%	1,200.00
Total 5400 · Amenities	2,119.91	1,091.11	1,028.80	194.29%	4,642.51	4,364.44	278.07	106.37%	13,093.28
5500 · Fire and Protection									
5520 · Alarm Monitoring	0.00	544.21	-544.21	0.0%	659.65	2,176.84	-1,517.19	30.3%	6,530.53
5530 · Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	2,419.06	484.16	1,934.90	499.64%	1,452.45
5540 · Sprinkler System	0.00	369.37	-369.37	0.0%	2,415.00	1,477.48	937.52	163.45%	4,432.42
Total 5500 · Fire and Protection	0.00	1,034.62	-1,034.62	0.0%	5,493.71	4,138.48	1,355.23	132.75%	12,415.40
5600 · Utilities									
5610 · Electricity	5,755.83	6,716.00	-960.17	85.7%	19,291.59	19,091.00	200.59	101.05%	64,327.57
5620 · Gas Expense	2,372.63	2,021.00	351.63	117.4%	5,439.28	5,324.00	115.28	102.17%	15,889.93
5630 · Water & Sewer	6,752.68	7,142.77	-390.09	94.54%	26,377.93	27,845.51	-1,467.58	94.73%	85,822.16
5640 · Trash Removal	381.17	352.41	28.76	108.16%	1,985.52	2,885.37	-899.85	68.81%	9,436.80
5650 · Cable TV Expense	11,343.39	5,774.00	5,569.39	196.46%	23,201.84	23,094.00	107.84	100.47%	69,283.20
5660 · Telephone Expense	0.00	200.00	-200.00	0.0%	2,360.95	800.00	1,560.95	295.12%	2,400.00
Total 5600 · Utilities	26,605.70	22,206.18	4,399.52	119.81%	78,657.11	79,039.88	-382.77	99.52%	247,159.66
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	1,853.52	2,400.80	-547.28	77.2%	5,193.06	4,801.60	391.46	108.15%	14,404.82
5720 · Bus License & Fees	263.42	0.00	263.42	100.0%	263.42	100.00	163.42	263.42%	100.00
5730 · Bus Lease	0.00	2,271.27	-2,271.27	0.0%	0.00	4,542.54	-4,542.54	0.0%	13,627.62
5740 · Bus Insurance	0.00	257.67	-257.67	0.0%	2,201.00	1,030.68	1,170.32	213.55%	3,092.00
Total 5700 · Transportation	2,116.94	4,929.74	-2,812.80	42.94%	7,657.48	10,474.82	-2,817.34	73.1%	31,224.44
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	763.18	759.00	4.18	100.55%	3,030.03	3,036.00	-5.97	99.8%	9,108.03
5840 · Manager Unit Real Estate Taxes	0.00	1,873.00	-1,873.00	0.0%	0.00	1,873.00	-1,873.00	0.0%	1,873.00
Total 5800 · Manager Housing	763.18	2,632.00	-1,868.82	29.0%	3,030.03	4,909.00	-1,878.97	61.72%	10,981.03
5900 · Depreciation Expense	1,909.41	1,334.71	574.70	143.06%	5,913.54	5,338.84	574.70	110.77%	16,016.50
Total Expense	82,336.22	82,257.79	78.43	100.1%	255,314.72	259,256.73	-3,942.01	98.48%	868,057.28
Fund Surplus/-Deficit	-1,304.33	-3,730.71	2,426.38	34.96%	27,738.95	29,137.97	-1,399.02	95.2%	20,000.00
Beginnig Fund Balance					12,887.86				
Ending Fund Balance					40,626.81				

Simba Run Condominium Association
 Capital Fund Statement
 September through December 2018

	<u>Sep - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	50,000.00	50,000.00	0.00	100.0%
4500 · Interest Earned	287.08	0.00	287.08	100.0%
Total Income	<u>50,287.08</u>	<u>50,000.00</u>	<u>287.08</u>	<u>100.57%</u>
Gross Profit	50,287.08	50,000.00	287.08	100.57%
Expense				
6000 · Capital Reserve Expense				
6020 · CDOT Owner Distributions	0.00	0.00	0.00	0.0%
6050 · Garage	5,648.15	0.00	5,648.15	100.0%
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	9,632.00	0.00	9,632.00	100.0%
6080 · Pool Air Handling	0.00	0.00	0.00	0.0%
6085 · Miscellaneous Capital Projects	-4,682.15	0.00	-4,682.15	100.0%
6090 · Pool Glass Replacement	13,732.32	0.00	13,732.32	100.0%
Total 6000 · Capital Reserve Expense	<u>55,305.32</u>	<u>0.00</u>	<u>55,305.32</u>	<u>100.0%</u>
Total Expense	<u>55,305.32</u>	<u>0.00</u>	<u>55,305.32</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-5,018.24</u>	<u>50,000.00</u>	<u>-55,018.24</u>	<u>-10.04%</u>
Beginnig Fund Balance	283,524.12			
Ending Fund Balance	278,505.88			