

Simba Run Condominium Association
 Balance Sheet
 As of January 31, 2019

	<u>Jan 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	78,378.73
1010 · U.S. Bank - Operating Reserve	10,622.30
1060 · U.S. Bank - Capital Reserve	15,688.07
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	<u>100,446.64</u>
Total Checking/Savings	205,179.09
Accounts Receivable	
1200 · Accounts Receivable	<u>-17,061.39</u>
Total Accounts Receivable	-17,061.39
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	8,211.31
1413 · Prepaid Insurance - WC	703.26
1420 · Prepaid Elevator Service	<u>1,459.55</u>
Total 1400 · Prepaid Expenses	<u>10,374.12</u>
Total Other Current Assets	<u>10,374.12</u>
Total Current Assets	<u>198,491.82</u>
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	-80,393.75
1592 · Accum Depr - Buses	-10,778.54
1593 · Accum Depr - Furn & Equip	-375,572.22
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-469,097.41</u>
Total Fixed Assets	<u>216,139.63</u>
TOTAL ASSETS	<u><u>414,631.45</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>22,485.54</u>
Total Accounts Payable	22,485.54
Other Current Liabilities	
2105 · Payroll Withholding	
2107 · State Withholding	684.00
2108 · SUTA Withholding	228.21
2109 · FUTA Withholding	<u>167.00</u>
Total 2105 · Payroll Withholding	1,079.21
2110 · Direct Deposit Liabilities	-8,008.64
2200 · Payable to SRR	-12,726.39
2450 · Accrued Expenses	11,150.00
2460 · Parking Liability	<u>4,200.00</u>
Total Other Current Liabilities	<u>-4,305.82</u>
Total Current Liabilities	<u>18,179.72</u>
Total Liabilities	18,179.72
Equity	
3100 · Working Capital	80,248.14
3200 · Owner Equity - Operations	31,448.27
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>284,755.32</u>
Total 3300 · Capital Reserve	<u>284,755.32</u>
Total Equity	<u>396,451.73</u>
TOTAL LIABILITIES & EQUITY	<u><u>414,631.45</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 January 2019

	Jan 19	Budget	\$ Over Budget	% of Budget	Sep '18 - Jan 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	56,870.48	56,708.03	162.45	100.29%	282,400.32	283,540.15	-1,139.83	99.6%	680,496.30
4300 · Interest Charges	0.00	42.10	-42.10	0.0%	0.00	210.50	-210.50	0.0%	505.15
4400 · Late Charges	0.00	66.67	-66.67	0.0%	0.00	333.35	-333.35	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	2,421.00	2,844.00	-423.00	85.13%	8,307.00	12,185.00	-3,878.00	68.17%	30,618.00
4450 · Owner Maintenance									
4560 · Maintenance Labor/Mat. to Owner	1,283.27	2,013.91	-730.64	63.72%	6,039.75	10,069.55	-4,029.80	59.98%	24,166.97
5365 · Owner Reimbursable Expenses	-3,346.69	-1,534.64	-1,812.05	218.08%	-7,012.65	-7,673.20	660.55	91.39%	-18,415.71
4450 · Owner Maintenance - Other	103.20	0.00	103.20	100.0%	103.20	0.00	103.20	100.0%	0.00
Total 4450 · Owner Maintenance	-1,960.22	479.27	-2,439.49	-409.0%	-869.70	2,396.35	-3,266.05	-36.29%	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%	10,000.00	10,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,739.18	1,685.18	54.00	103.2%	8,397.05	8,425.90	-28.85	99.66%	20,222.13
4635 · Infrastructure Support - SRR	12,983.00	12,983.00	0.00	100.0%	44,584.23	44,582.38	1.85	100.0%	110,615.93
4636 · Infrastructure Support - RBO	2,421.09	2,117.00	304.09	114.36%	6,046.11	5,243.00	803.11	115.32%	13,839.00
4640 · Firewood Income	400.00	100.83	299.17	396.71%	1,052.00	504.15	547.85	208.67%	1,210.00
Total Income	76,874.53	79,026.08	-2,151.55	97.28%	359,928.20	367,420.78	-7,492.58	97.96%	888,057.77
Gross Profit	76,874.53	79,026.08	-2,151.55	97.28%	359,928.20	367,420.78	-7,492.58	97.96%	888,057.77
Expense									
Total 5005 · SRCA Payroll	27,833.69	27,802.00	31.69	100.11%	94,838.30	97,134.00	-2,295.70	97.64%	280,352.00
5020 · FICA Expense - Simba portion	2,129.29	2,127.00	2.29	100.11%	7,255.15	7,431.00	-175.85	97.63%	21,447.00
5035 · Unemployment Taxes	395.22	234.00	161.22	168.9%	719.73	819.00	-99.27	87.88%	2,363.00
5040 · Workman's Comp Insurance	650.58	1,071.00	-420.42	60.75%	2,224.54	3,742.00	-1,517.46	59.45%	10,801.00
Total 5000 · Payroll	31,008.78	31,234.00	-225.22	99.28%	105,037.72	109,126.00	-4,088.28	96.25%	314,963.00
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,030.52	169.48	108.35%	11,000.00	10,152.60	847.40	108.35%	24,366.25
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	6,250.00	6,250.00	0.00	100.0%	15,000.00
5130 · Professional Services	375.00	330.22	44.78	113.56%	3,994.11	4,320.88	-326.77	92.44%	6,632.45
5140 · Legal Expense	0.00	323.88	-323.88	0.0%	0.00	1,619.40	-1,619.40	0.0%	3,886.52
5150 · Office Supplies	200.36	315.90	-115.54	63.43%	2,814.70	1,579.50	1,235.20	178.2%	3,790.82
5155 · Bank Service Charges	46.11	25.00	21.11	184.44%	203.87	125.00	78.87	163.1%	300.00
5160 · Other Administrative Expense	2,728.04	234.34	2,493.70	1,164.14%	8,904.67	1,171.70	7,732.97	759.98%	2,812.03
5165 · Coffee and DVD	506.77	976.75	-469.98	51.88%	2,856.32	4,883.75	-2,027.43	58.49%	11,721.00
Total 5100 · Administrative Expenses	7,306.28	5,486.61	1,819.67	133.17%	36,023.67	30,102.83	5,920.84	119.67%	68,509.07
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,244.26	-209.09	95.07%	20,205.81	21,221.30	-1,015.49	95.22%	50,931.07
5220 · Personal Property Tax	191.28	236.62	-45.34	80.84%	191.28	236.62	-45.34	80.84%	236.62
Total 5200 · Operating Insurance and Taxes	4,226.45	4,480.88	-254.43	94.32%	20,397.09	21,457.92	-1,060.83	95.06%	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	180.00	0.00	180.00	100.0%	1,732.35	1,530.50	201.85	113.19%	9,122.15
5320 · Snow Removal	2,722.57	4,228.81	-1,506.24	64.38%	5,615.47	6,728.81	-1,113.34	83.45%	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	0.00	200.84	-200.84	0.0%	476.80	1,004.20	-527.40	47.48%	2,410.12
5335 · Elevator Expense	2,130.04	2,246.44	-116.40	94.82%	10,440.44	11,232.20	-791.76	92.95%	26,957.26
5340 · Lighting Expense	0.00	277.48	-277.48	0.0%	262.80	1,387.40	-1,124.60	18.94%	3,329.72
5345 · Keys & Locks	0.00	117.16	-117.16	0.0%	12.61	585.80	-573.19	2.15%	1,405.92
5360 · Exterior Building Maintenance	3,193.28	960.91	2,232.37	332.32%	10,216.23	4,804.55	5,411.68	212.64%	11,530.88

	Jan 19	Budget	\$ Over Budget	% of Budget	Sep '18 - Jan 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5370 · Interior Repairs & Maintenance	930.36	842.29	88.07	110.46%	6,048.16	4,211.45	1,836.71	143.61%	10,107.46
5375 · Miscellaneous	0.00	285.85	-285.85	0.0%	259.90	1,429.25	-1,169.35	18.18%	3,430.19
5380 · Outside Maintenance Services	366.11	1,245.27	-879.16	29.4%	1,965.61	6,226.35	-4,260.74	31.57%	14,943.29
5385 · Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	0.00	1,960.85	-1,960.85	0.0%	4,706.00
Total 5300 · Maintenance Expense	9,522.36	10,797.22	-1,274.86	88.19%	40,525.73	42,304.07	-1,778.34	95.8%	102,528.25
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	1,436.50	991.11	445.39	144.94%	6,079.01	4,955.55	1,123.46	122.67%	11,893.28
5430 · Firewood	340.00	100.00	240.00	340.0%	340.00	500.00	-160.00	68.0%	1,200.00
Total 5400 · Amenities	1,776.50	1,091.11	685.39	162.82%	6,419.01	5,455.55	963.46	117.66%	13,093.28
5500 · Fire and Protection									
5520 · Alarm Monitoring	957.92	544.21	413.71	176.02%	1,617.57	2,721.05	-1,103.48	59.45%	6,530.53
5530 · Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	2,419.06	605.20	1,813.86	399.71%	1,452.45
5540 · Sprinkler System	0.00	369.37	-369.37	0.0%	2,415.00	1,846.85	568.15	130.76%	4,432.42
Total 5500 · Fire and Protection	957.92	1,034.62	-76.70	92.59%	6,451.63	5,173.10	1,278.53	124.72%	12,415.40
5600 · Utilities									
5610 · Electricity	9,200.00	9,118.00	82.00	100.9%	28,491.59	28,208.00	283.59	101.01%	64,328.00
5620 · Gas Expense	-50.00	1,932.00	-1,982.00	-2.59%	5,389.28	7,257.00	-1,867.72	74.26%	15,890.00
5630 · Water & Sewer	7,187.74	7,345.61	-157.87	97.85%	33,565.67	35,191.12	-1,625.45	95.38%	85,822.16
5640 · Trash Removal	785.86	876.34	-90.48	89.68%	2,771.38	3,761.71	-990.33	73.67%	9,436.80
5650 · Cable TV Expense	5,788.33	5,774.00	14.33	100.25%	28,990.17	28,870.00	120.17	100.42%	69,283.00
5660 · Telephone Expense	266.52	200.00	66.52	133.26%	2,627.47	1,000.00	1,627.47	262.75%	2,400.00
Total 5600 · Utilities	23,178.45	25,245.95	-2,067.50	91.81%	101,835.56	104,287.83	-2,452.27	97.65%	247,159.96
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	2,387.81	2,400.80	-12.99	99.46%	7,580.87	7,202.40	378.47	105.26%	14,404.82
5720 · Bus License & Fees	0.00	0.00	0.00	0.0%	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	6,813.81	-6,813.81	0.0%	13,627.62
5740 · Bus Insurance	0.00	257.67	-257.67	0.0%	2,201.00	1,288.35	912.65	170.84%	3,092.00
Total 5700 · Transportation	2,387.81	4,929.74	-2,541.93	48.44%	10,045.29	15,404.56	-5,359.27	65.21%	31,224.44
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	763.18	759.00	4.18	100.55%	3,793.21	3,795.00	-1.79	99.95%	9,108.03
5840 · Manager Unit Real Estate Taxes	1,882.20	0.00	1,882.20	100.0%	1,882.20	1,873.00	9.20	100.49%	1,873.00
Total 5800 · Manager Housing	2,645.38	759.00	1,886.38	348.54%	5,675.41	5,668.00	7.41	100.13%	10,981.03
5900 · Depreciation Expense	3,043.14	1,334.71	1,708.43	228.0%	8,956.68	6,673.55	2,283.13	134.21%	16,016.50
Total Expense	86,053.07	86,393.84	-340.77	99.61%	341,367.79	345,653.41	-4,285.62	98.76%	868,058.62
Fund Surplus/-Deficit	-9,178.54	-7,367.76	-1,810.78	124.58%	18,560.41	21,767.37	-3,206.96	85.27%	19,999.15
Beginnig Fund Balance					12,887.86				
Ending Fund Balance					31,448.27				

Simba Run Condominium Association
Capital Fund Statement
September 2018 through January 2019

	<u>Sep '18 - Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	62,500.00	62,500.00	0.00	100.0%
4500 · Interest Earned	381.52	0.00	381.52	100.0%
Total Income	<u>62,881.52</u>	<u>62,500.00</u>	<u>381.52</u>	<u>100.61%</u>
Gross Profit	62,881.52	62,500.00	381.52	100.61%
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	1,662.85	0.00	1,662.85	100.0%
6090 · Pool Glass Replacement	13,732.32	0.00	13,732.32	100.0%
Total 6000 · Capital Reserve Expense	<u>61,650.32</u>	<u>0.00</u>	<u>61,650.32</u>	<u>100.0%</u>
Total Expense	<u>61,650.32</u>	<u>0.00</u>	<u>61,650.32</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>1,231.20</u>	<u>62,500.00</u>	<u>-61,268.80</u>	<u>1.97%</u>
Beginnig Fund Balance	283,524.12			
Ending Fund Balance	284,755.32			