

Simba Run Condominium Association
 Balance Sheet
 As of April 30, 2019

	<u>Apr 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	118,405.89
1010 · U.S. Bank - Operating Reserve	4,333.27
1060 · U.S. Bank - Capital Reserve	5,689.29
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	<u>100,716.38</u>
Total Checking/Savings	229,188.18
Accounts Receivable	
1200 · Accounts Receivable	<u>-33,123.10</u>
Total Accounts Receivable	-33,123.10
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	13,842.10
1413 · Prepaid Insurance - WC	735.52
1420 · Prepaid Elevator Service	<u>912.20</u>
Total 1400 · Prepaid Expenses	15,489.82
Total Other Current Assets	<u>15,489.82</u>
Total Current Assets	211,554.90
Fixed Assets	
1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	85,833.01
1520 · Furniture & Equipment	402,051.13
1525 · Exercise Equipment	12,562.00
1530 · Communication System	2,352.90
1590 · Accumulated Depreciation	
1591 · Accum Depr - Unit 1205	-81,609.50
1592 · Accum Depr - Buses	-13,189.20
1593 · Accum Depr - Furn & Equip	-377,019.21
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	-474,170.81
Total Fixed Assets	<u>223,628.23</u>
TOTAL ASSETS	<u><u>435,183.13</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>20,017.72</u>
Total Accounts Payable	20,017.72
Other Current Liabilities	
2105 · Payroll Withholding	
2106 · Federal Withholding	4,146.78
2107 · State Withholding	601.00
2108 · SUTA Withholding	228.87
2109 · FUTA Withholding	<u>55.62</u>
Total 2105 · Payroll Withholding	5,032.27
2200 · Payable to SRR	-702.45
2450 · Accrued Expenses	8,800.00
2460 · Parking Liability	<u>6,223.05</u>
Total Other Current Liabilities	19,352.87
Total Current Liabilities	<u>39,370.59</u>
Total Liabilities	39,370.59
Equity	
3100 · Working Capital	86,991.84
3200 · Owner Equity - Operations	-4,457.64
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>313,278.34</u>
Total 3300 · Capital Reserve	<u>313,278.34</u>
Total Equity	<u>395,812.54</u>
TOTAL LIABILITIES & EQUITY	<u><u>435,183.13</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 April 2019

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '18 - Apr 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Income									
4000 · Association Dues	56,870.48	56,708.03	162.45	100.29%	453,011.76	453,664.24	-652.48	99.86%	680,496.30
4300 · Interest Charges	0.00	42.10	-42.10	0.0%	0.00	336.80	-336.80	0.0%	505.15
4400 · Late Charges	0.00	66.67	-66.67	0.0%	0.00	533.36	-533.36	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	648.00	1,197.00	-549.00	54.14%	14,627.00	20,142.00	-5,515.00	72.62%	30,618.00
4450 · Owner Maintenance									
4560 · Maintenance Labor/Mat. to Owner	5,913.45	2,013.91	3,899.54	293.63%	17,374.86	16,111.28	1,263.58	107.84%	24,166.97
5365 · Owner Reimbursable Expenses	-4,780.08	-1,534.64	-3,245.44	311.48%	-14,551.62	-12,277.12	-2,274.50	118.53%	-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	1,133.37	479.27	654.10	236.48%	2,823.24	3,834.16	-1,010.92	73.63%	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%	16,000.00	16,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,685.18	1,685.18	0.00	100.0%	13,452.59	13,481.44	-28.85	99.79%	20,222.13
4635 · Infrastructure Support - SRR	6,205.46	6,205.46	0.00	100.0%	76,755.69	76,753.84	1.85	100.0%	110,615.93
4636 · Infrastructure Support - RBO	304.29	221.00	83.29	137.69%	11,695.32	11,605.00	90.32	100.78%	13,839.00
4640 · Firewood Income	32.00	100.83	-68.83	31.74%	1,700.00	806.64	893.36	210.75%	1,210.00
Total Income	68,878.78	68,705.54	173.24	100.25%	590,076.79	597,157.48	-7,080.69	98.81%	888,057.77
Gross Profit	68,878.78	68,705.54	173.24	100.25%	590,076.79	597,157.48	-7,080.69	98.81%	888,057.77
Expense									
5000 · Payroll									
Total 5005 · SRCA Payroll	34,665.15	34,971.00	-305.85	99.13%	198,066.83	201,610.00	-3,543.17	98.24%	280,352.00
5020 · FICA Expense - Simba portion	2,651.92	2,675.00	-23.08	99.14%	15,152.13	15,423.00	-270.87	98.24%	21,447.00
5035 · Unemployment Taxes	284.50	295.00	-10.50	96.44%	1,883.15	1,699.00	184.15	110.84%	2,363.00
5040 · Workman's Comp Insurance	650.58	1,347.00	-696.42	48.3%	4,176.28	7,767.00	-3,590.72	53.77%	10,801.00
Total 5000 · Payroll	38,252.15	39,288.00	-1,035.85	97.36%	219,278.39	226,499.00	-7,220.61	96.81%	314,963.00
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,030.52	169.48	108.35%	17,600.00	16,244.16	1,355.84	108.35%	24,366.25
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	330.22	-330.22	0.0%	8,069.11	5,311.54	2,757.57	151.92%	6,632.45
5140 · Legal Expense	0.00	323.88	-323.88	0.0%	94.50	2,591.04	-2,496.54	3.65%	3,886.52
5150 · Office Supplies	260.20	315.90	-55.70	82.37%	3,623.25	2,527.20	1,096.05	143.37%	3,790.82
5155 · Bank Service Charges	58.05	25.00	33.05	232.2%	387.20	200.00	187.20	193.6%	300.00
5160 · Other Administrative Expense	49.96	234.34	-184.38	21.32%	9,352.40	1,874.72	7,477.68	498.87%	2,812.03
5165 · Coffee and DVD	58.50	976.75	-918.25	5.99%	7,224.43	7,814.00	-589.57	92.46%	11,721.00
Total 5100 · Administrative Expenses	3,876.71	5,486.61	-1,609.90	70.66%	56,350.89	46,562.66	9,788.23	121.02%	68,509.07
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,244.26	-209.09	95.07%	32,311.32	33,954.08	-1,642.76	95.16%	50,931.07
5220 · Personal Property Tax	0.00	0.00	0.00	0.0%	191.28	236.62	-45.34	80.84%	236.62
Total 5200 · Operating Insurance and Taxes	4,035.17	4,244.26	-209.09	95.07%	32,502.60	34,190.70	-1,688.10	95.06%	51,167.69
5300 · Maintenance Expense									
5310 · Painting / Drywall	-347.09	0.00	-347.09	100.0%	2,519.77	594.21	1,925.56	424.05%	897.03
5315 · Landscaping & Grounds	0.00	0.00	0.00	0.0%	1,732.35	1,652.25	80.10	104.85%	9,122.15
5320 · Snow Removal	1,544.00	1,310.00	234.00	117.86%	10,955.86	11,211.24	-255.38	97.72%	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	0.00	200.84	-200.84	0.0%	476.80	1,606.72	-1,129.92	29.68%	2,410.12
5335 · Elevator Expense	1,866.04	2,246.44	-380.40	83.07%	17,271.56	17,971.52	-699.96	96.11%	26,957.26
5340 · Lighting Expense	0.00	277.48	-277.48	0.0%	531.83	2,219.84	-1,688.01	23.96%	3,329.72
5345 · Keys & Locks	0.00	117.16	-117.16	0.0%	465.67	937.28	-471.61	49.68%	1,405.92
5360 · Exterior Building Maintenance	574.00	960.91	-386.91	59.74%	12,413.15	7,687.28	4,725.87	161.48%	11,530.88
5370 · Interior Repairs & Maintenance	568.72	842.29	-273.57	67.52%	7,970.75	6,738.32	1,232.43	118.29%	10,107.46
5375 · Miscellaneous	191.48	285.85	-94.37	66.99%	773.46	2,286.80	-1,513.34	33.82%	3,430.19
5380 · Outside Maintenance Services	896.00	1,245.27	-349.27	71.95%	5,684.17	9,962.16	-4,277.99	57.06%	14,943.29

Simba Run Condominium Association
 Operating Fund Statement
 April 2019

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '18 - Apr 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
5385 · Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	0.00	3,137.36	-3,137.36	0.0%	4,706.00
Total 5300 · Maintenance Expense	5,293.15	7,878.41	-2,585.26	67.19%	61,423.87	66,613.48	-5,189.61	92.21%	102,528.25
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	1,617.42	991.11	626.31	163.19%	10,988.83	7,928.88	3,059.95	138.59%	11,893.28
5430 · Firewood	0.00	100.00	-100.00	0.0%	700.00	800.00	-100.00	87.5%	1,200.00
Total 5400 · Amenities	1,617.42	1,091.11	526.31	148.24%	11,688.83	8,728.88	2,959.95	133.91%	13,093.28
5500 · Fire and Protection									
5520 · Alarm Monitoring	0.00	544.21	-544.21	0.0%	1,617.57	4,353.68	-2,736.11	37.15%	6,530.53
5530 · Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	2,419.06	968.32	1,450.74	249.82%	1,452.45
5540 · Sprinkler System	0.00	369.37	-369.37	0.0%	5,254.95	2,954.96	2,299.99	177.84%	4,432.42
Total 5500 · Fire and Protection	0.00	1,034.62	-1,034.62	0.0%	9,291.58	8,276.96	1,014.62	112.26%	12,415.40
5600 · Utilities									
5610 · Electricity	5,592.21	6,319.00	-726.79	88.5%	49,167.46	51,130.00	-1,962.54	96.16%	64,328.00
5620 · Gas Expense	2,542.79	1,321.00	1,221.79	192.49%	16,225.65	12,269.00	3,956.65	132.25%	15,890.00
5630 · Water & Sewer	7,090.60	7,053.53	37.07	100.53%	54,728.07	56,583.60	-1,855.53	96.72%	85,822.16
5640 · Trash Removal	1,006.34	844.60	161.74	119.15%	6,565.14	6,086.09	479.05	107.87%	9,436.80
5650 · Cable TV Expense	5,788.33	5,774.00	14.33	100.25%	46,355.16	46,192.00	163.16	100.35%	69,283.00
5660 · Telephone Expense	777.32	200.00	577.32	388.66%	6,085.13	1,600.00	4,485.13	380.32%	2,400.00
Total 5600 · Utilities	22,797.59	21,512.13	1,285.46	105.98%	179,126.61	173,860.69	5,265.92	103.03%	247,159.96
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	3,906.01	2,400.82	1,505.19	162.7%	12,451.98	14,404.82	-1,952.84	86.44%	14,404.82
5720 · Bus License & Fees	0.00	0.00	0.00	0.0%	1,111.51	100.00	1,011.51	1,111.51%	100.00
5730 · Bus Lease	0.00	2,271.27	-2,271.27	0.0%	0.00	13,627.62	-13,627.62	0.0%	13,627.62
5740 · Bus Insurance	0.00	257.67	-257.67	0.0%	2,201.00	2,061.36	139.64	106.77%	3,092.00
Total 5700 · Transportation	3,906.01	4,929.76	-1,023.75	79.23%	15,764.49	30,193.80	-14,429.31	52.21%	31,224.44
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	763.18	759.00	4.18	100.55%	6,082.75	6,072.00	10.75	100.18%	9,108.03
5840 · Manager Unit Real Estate Taxes	0.00	0.00	0.00	0.0%	1,882.20	1,873.00	9.20	100.49%	1,873.00
Total 5800 · Manager Housing	763.18	759.00	4.18	100.55%	7,964.95	7,945.00	19.95	100.25%	10,981.03
5900 · Depreciation Expense	2,005.19	1,334.71	670.48	150.23%	14,030.08	10,677.68	3,352.40	131.4%	16,016.50
Total Expense	82,546.57	87,558.61	-5,012.04	94.28%	607,422.29	613,548.85	-6,126.56	99.0%	868,058.62
Fund Surplus/-Deficit	<u>-13,667.79</u>	<u>-18,853.07</u>	<u>5,185.28</u>	<u>72.5%</u>	<u>-17,345.50</u>	<u>-16,391.37</u>	<u>-954.13</u>	<u>105.82%</u>	<u>19,999.15</u>
Beginning Fund Balance					12,887.86				
Ending Fund Balance					(4,457.64)				

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

	<u>Sep '18 - Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	100,000.00	100,000.00	0.00	100.0%
4500 · Interest Earned	652.48	0.00	652.48	100.0%
Total Income	<u>100,652.48</u>	<u>100,000.00</u>	<u>652.48</u>	<u>100.65%</u>
Gross Profit	100,652.48	100,000.00	652.48	100.65%
Expense				
6000 · Capital Reserve Expense				
6020 · Garage & Associated	8,648.34	0.00	8,648.34	100.0%
6030 · Exterior & Associated	24,790.17	0.00	24,790.17	100.0%
6040 · Interior & Associated	37,339.75	0.00	37,339.75	100.0%
6050 · Mechanical & Associated	0.00	0.00	0.00	0.0%
6060 · Miscellaneous	120.00	0.00	120.00	100.0%
6065 · LED Upgrade	0.00	0.00	0.00	0.0%
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	0.00	0.00	0.00	0.0%
6090 · Pool Glass Replacement	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	<u>70,898.26</u>	<u>0.00</u>	<u>70,898.26</u>	<u>100.0%</u>
Total Expense	<u>70,898.26</u>	<u>0.00</u>	<u>70,898.26</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>29,754.22</u>	<u>100,000.00</u>	<u>-70,245.78</u>	<u>29.75%</u>
Beginnig Fund Balance	283,524.12			
Ending Fund Balance	313,278.34			