

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

May 31, 19

ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	118,411.32
1010 · U.S. Bank - Operating Reserve	512.98
1060 · U.S. Bank - Capital Reserve	2,589.49
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	<u>100,810.50</u>
Total Checking/Savings	222,367.64
Accounts Receivable	
1200 · Accounts Receivable	<u>-23,917.86</u>
Total Accounts Receivable	-23,917.86
Other Current Assets	
1235 · Other A/R	6,205.46
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	13,578.00
1413 · Prepaid Insurance - WC	820.94
1420 · Prepaid Elevator Service	<u>4,096.93</u>
Total 1400 · Prepaid Expenses	<u>18,495.87</u>
Total Other Current Assets	<u>24,701.33</u>
Total Current Assets	223,151.11
Fixed Assets	
1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	85,833.01
1520 · Furniture & Equipment	402,051.13
1525 · Exercise Equipment	13,045.93
1530 · Communication System	2,352.90
1590 · Accumulated Depreciation	
1591 · Accum Depr - Unit 1205	-82,014.75
1592 · Accum Depr - Buses	-14,306.81
1593 · Accum Depr - Furn & Equip	-377,501.54
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-476,176.00</u>
Total Fixed Assets	<u>222,106.97</u>
TOTAL ASSETS	<u>445,258.08</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>31,823.58</u>
Total Accounts Payable	31,823.58
Other Current Liabilities	
2105 · Payroll Withholding	
2107 · State Withholding	913.00
2108 · SUTA Withholding	253.83
2109 · FUTA Withholding	<u>60.51</u>
Total 2105 · Payroll Withholding	1,227.34
2200 · Payable to SRR	-1,711.36
2450 · Accrued Expenses	700.00
2460 · Parking Liability	<u>6,253.05</u>
Total Other Current Liabilities	<u>6,469.03</u>
Total Current Liabilities	<u>38,292.61</u>
Total Liabilities	38,292.61
Equity	
3100 · Working Capital	86,991.84
3200 · Owner Equity - Operations	8,334.90
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>311,638.73</u>
Total 3300 · Capital Reserve	<u>311,638.73</u>
Total Equity	<u>406,965.47</u>
TOTAL LIABILITIES & EQUITY	<u>445,258.08</u>

Simba Run Condominium Association  
 Operating Fund Statement  
 May 2019

	May 19	Budget	\$ Over Budget	% of Budget	Sep '18 - May 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Income</b>									
4000 · Association Dues	56,870.48	56,708.03	162.45	100.29%	509,882.24	510,372.27	-490.03	99.9%	680,496.30
4300 · Interest Charges	0.00	42.10	-42.10	0.0%	0.00	378.90	-378.90	0.0%	505.15
4400 · Late Charges	0.00	66.67	-66.67	0.0%	0.00	600.03	-600.03	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	324.00	723.00	-399.00	44.81%	14,951.00	20,865.00	-5,914.00	71.66%	30,618.00
4450 · Owner Maintenance									
4560 · Maintenance Labor/Mat. to Owner	2,617.31	2,013.91	603.40	129.96%	19,992.17	18,125.19	1,866.98	110.3%	24,166.97
5365 · Owner Reimbursable Expenses	-2,415.63	-1,534.64	-880.99	157.41%	-17,030.91	-13,811.76	-3,219.15	123.31%	-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	201.68	479.27	-277.59	42.08%	2,961.26	4,313.43	-1,352.17	68.65%	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%	18,000.00	18,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,685.18	1,685.18	0.00	100.0%	15,137.77	15,166.62	-28.85	99.81%	20,222.13
4635 · Infrastructure Support - SRR	6,205.46	6,205.46	0.00	100.0%	82,961.15	82,959.30	1.85	100.0%	110,615.93
4636 · Infrastructure Support - RBO	-66.15	0.00	-66.15	100.0%	11,629.17	11,605.00	24.17	100.21%	13,839.00
4640 · Firewood Income	151.00	100.83	50.17	149.76%	1,851.00	907.47	943.53	203.97%	1,210.00
Total Income	67,371.65	68,010.54	-638.89	99.06%	657,384.78	665,168.02	-7,783.24	98.83%	888,057.77
Gross Profit	67,371.65	68,010.54	-638.89	99.06%	657,384.78	665,168.02	-7,783.24	98.83%	888,057.77
<b>Expense</b>									
Total 5005 · SRCA Payroll									
5020 · FICA Expense - Simba portion	1,075.67	1,069.00	6.67	100.62%	16,227.80	16,492.00	-264.20	98.4%	21,447.00
5035 · Unemployment Taxes	29.85	118.00	-88.15	25.3%	1,913.00	1,817.00	96.00	105.28%	2,363.00
5040 · Workman's Comp Insurance	650.58	538.00	112.58	120.93%	4,826.86	8,305.00	-3,478.14	58.12%	10,801.00
Total 5000 · Payroll	15,817.19	15,699.00	118.19	100.75%	235,095.58	242,198.00	-7,102.42	97.07%	314,963.00
5100 · Administrative Expenses									
5110 · Management Fee	2,200.00	2,030.52	169.48	108.35%	19,800.00	18,274.68	1,525.32	108.35%	24,366.25
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	11,250.00	11,250.00	0.00	100.0%	15,000.00
5130 · Professional Services	750.00	330.22	419.78	227.12%	8,819.11	5,641.76	3,177.35	156.32%	6,632.45
5140 · Legal Expense	283.50	323.88	-40.38	87.53%	378.00	2,914.92	-2,536.92	12.97%	3,886.52
5150 · Office Supplies	548.31	315.90	232.41	173.57%	4,171.56	2,843.10	1,328.46	146.73%	3,790.82
5155 · Bank Service Charges	37.05	25.00	12.05	148.2%	424.25	225.00	199.25	188.56%	300.00
5160 · Other Administrative Expense	1,868.38	234.34	1,634.04	797.3%	11,220.78	2,109.06	9,111.72	532.03%	2,812.03
5165 · Coffee and DVD	347.80	976.75	-628.95	35.61%	7,572.23	8,790.75	-1,218.52	86.14%	11,721.00
Total 5100 · Administrative Expenses	7,285.04	5,486.61	1,798.43	132.78%	63,635.93	52,049.27	11,586.66	122.26%	68,509.07
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,244.26	-209.09	95.07%	36,346.49	38,198.34	-1,851.85	95.15%	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%	36,537.77	38,434.96	-1,897.19	95.06%	51,167.69
5300 · Maintenance Expense									
5310 · Painting / Drywall	29.64	302.82	-273.18	9.79%	2,549.41	897.03	1,652.38	284.21%	897.03
5315 · Landscaping & Grounds	117.67	426.82	-309.15	27.57%	2,140.75	2,079.07	61.68	102.97%	9,122.15
5320 · Snow Removal	136.50	130.00	6.50	105.0%	11,092.36	11,341.24	-248.88	97.81%	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	1,807.56	-1,330.76	26.38%	2,410.12
5335 · Elevator Expense	2,815.04	2,246.44	568.60	125.31%	20,086.60	20,217.96	-131.36	99.35%	26,957.26
5340 · Lighting Expense	0.00	277.48	-277.48	0.0%	531.83	2,497.32	-1,965.49	21.3%	3,329.72
5345 · Keys & Locks	14.41	117.16	-102.75	12.3%	480.08	1,054.44	-574.36	45.53%	1,405.92
5360 · Exterior Building Maintenance	683.53	960.91	-277.38	71.13%	13,384.68	8,648.19	4,736.49	154.77%	11,530.88
5370 · Interior Repairs & Maintenance	1,205.88	842.29	363.59	143.17%	9,337.99	7,580.61	1,757.38	123.18%	10,107.46
5375 · Miscellaneous	0.00	285.85	-285.85	0.0%	773.46	2,572.65	-1,799.19	30.07%	3,430.19
5380 · Outside Maintenance Services	0.00	1,245.27	-1,245.27	0.0%	5,684.17	11,207.43	-5,523.26	50.72%	14,943.29

Simba Run Condominium Association  
 Operating Fund Statement  
 May 2019

	May 19	Budget	\$ Over Budget	% of Budget	Sep '18 - May 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5385 · Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	0.00	3,529.53	-3,529.53	0.0%	4,706.00
Total 5300 · Maintenance Expense	5,002.67	7,428.05	-2,425.38	67.35%	67,166.63	74,041.53	-6,874.90	90.72%	102,528.25
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	765.00	991.11	-226.11	77.19%	12,032.34	8,919.99	3,112.35	134.89%	11,893.28
5430 · Firewood	0.00	100.00	-100.00	0.0%	700.00	900.00	-200.00	77.78%	1,200.00
Total 5400 · Amenities	765.00	1,091.11	-326.11	70.11%	12,732.34	9,819.99	2,912.35	129.66%	13,093.28
5500 · Fire and Protection									
5520 · Alarm Monitoring	0.00	544.21	-544.21	0.0%	1,617.57	4,897.89	-3,280.32	33.03%	6,530.53
5530 · Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	2,419.06	1,089.36	1,329.70	222.06%	1,452.45
5540 · Sprinkler System	0.00	369.37	-369.37	0.0%	5,254.95	3,324.33	1,930.62	158.08%	4,432.42
Total 5500 · Fire and Protection	0.00	1,034.62	-1,034.62	0.0%	9,291.58	9,311.58	-20.00	99.79%	12,415.40
5600 · Utilities									
5610 · Electricity	4,226.63	4,107.00	119.63	102.91%	53,394.09	55,237.00	-1,842.91	96.66%	64,328.00
5620 · Gas Expense	224.74	703.00	-478.26	31.97%	16,450.39	12,972.00	3,478.39	126.82%	15,890.00
5630 · Water & Sewer	5,708.40	6,451.93	-743.53	88.48%	60,436.47	63,035.53	-2,599.06	95.88%	85,822.16
5640 · Trash Removal	1,160.44	1,206.99	-46.55	96.14%	7,725.58	7,293.08	432.50	105.93%	9,436.80
5650 · Cable TV Expense	5,788.33	5,774.00	14.33	100.25%	52,143.49	51,966.00	177.49	100.34%	69,283.00
5660 · Telephone Expense	697.37	200.00	497.37	348.69%	6,782.50	1,800.00	4,982.50	376.81%	2,400.00
Total 5600 · Utilities	17,805.91	18,442.92	-637.01	96.55%	196,932.52	192,303.61	4,628.91	102.41%	247,159.96
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	17.50	0.00	17.50	100.0%	12,469.48	14,404.82	-1,935.34	86.57%	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	0.00	0.00	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	2,319.03	-118.03	94.91%	3,092.00
Total 5700 · Transportation	17.50	257.67	-240.17	6.79%	15,781.99	30,451.47	-14,669.48	51.83%	31,224.44
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	763.18	759.00	4.18	100.55%	6,845.93	6,831.00	14.93	100.22%	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%	8,728.13	8,704.00	24.13	100.28%	10,981.03
5900 · Depreciation Expense	2,005.19	1,334.71	670.48	150.23%	16,035.27	12,012.39	4,022.88	133.49%	16,016.50
Total Expense	53,496.85	55,777.95	-2,281.10	95.91%	661,937.74	669,326.80	-7,389.06	98.9%	868,058.62
Fund Surplus/-Deficit	13,874.80	12,232.59	1,642.21	113.43%	-4,552.96	-4,158.78	-394.18	109.48%	19,999.15
Beginning Fund Balance					12,887.86				
Ending Fund Balance					8,334.90				

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

	<u>Sep '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	112,500.00	112,500.00	0.00	100.0%
4500 · Interest Earned	746.80	0.00	746.80	100.0%
Total Income	<u>113,246.80</u>	<u>112,500.00</u>	<u>746.80</u>	<u>100.66%</u>
Gross Profit	113,246.80	112,500.00	746.80	100.66%
Expense				
6000 · Capital Reserve Expense				
6020 · Garage & Associated	8,648.34	0.00	8,648.34	100.0%
6030 · Exterior & Associated	24,838.17	0.00	24,838.17	100.0%
6040 · Interior & Associated	47,565.68	0.00	47,565.68	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	3,960.00	0.00	3,960.00	100.0%
6050 · Mechanical & Associated - Other	0.00	0.00	0.00	0.0%
Total 6050 · Mechanical & Associated	<u>3,960.00</u>	<u>0.00</u>	<u>3,960.00</u>	<u>100.0%</u>
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>85,132.19</u>	<u>0.00</u>	<u>85,132.19</u>	<u>100.0%</u>
Total Expense	<u>85,132.19</u>	<u>0.00</u>	<u>85,132.19</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>28,114.61</u>	<u>112,500.00</u>	<u>-84,385.39</u>	<u>24.99%</u>
Beginnig Fund Balance	283,524.12			
Ending Fund Balance	311,638.73			