

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

Jul 31, 19

ASSETS

Current Assets	
Checking/Savings	
1000 · First Bank Operating	142,110.82
1010 · U.S. Bank - Operating Reserve	30,512.98
1060 · U.S. Bank - Capital Reserve	2,589.69
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	<u>100,995.96</u>
Total Checking/Savings	276,252.80
Accounts Receivable	
1200 · Accounts Receivable	<u>-30,513.15</u>
Total Accounts Receivable	-30,513.15
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	13,049.81
1413 · Prepaid Insurance - WC	991.78
1420 · Prepaid Elevator Service	<u>364.85</u>
Total 1400 · Prepaid Expenses	<u>14,406.44</u>
Total Other Current Assets	<u>14,406.44</u>
Total Current Assets	260,146.09
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	-82,825.25
1592 · Accum Depr - Buses	-16,542.03
1593 · Accum Depr - Furn & Equip	-378,466.20
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-480,186.38</u>
Total Fixed Assets	<u>218,096.59</u>
TOTAL ASSETS	<u>478,242.68</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>14,482.92</u>
Total Accounts Payable	14,482.92
Other Current Liabilities	
2105 · Payroll Withholding	
2107 · State Withholding	383.00
2108 · SUTA Withholding	34.95
2109 · FUTA Withholding	<u>13.21</u>
Total 2105 · Payroll Withholding	431.16
2200 · Payable to SRR	1,985.78
2450 · Accrued Expenses	11,940.00
2460 · Parking Liability	<u>7,633.05</u>
Total Other Current Liabilities	<u>21,989.99</u>
Total Current Liabilities	<u>36,472.91</u>
Total Liabilities	36,472.91
Equity	
3100 · Working Capital	93,673.08
3200 · Owner Equity - Operations	31,345.54
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>316,751.15</u>
Total 3300 · Capital Reserve	<u>316,751.15</u>
Total Equity	<u>441,769.77</u>
TOTAL LIABILITIES & EQUITY	<u>478,242.68</u>

Simba Run Condominium Association
 Operating Fund Statement
 July 2019

	Jul 19	Budget	\$ Over Budget	% of Budget	Sep '18 - Jul 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 - Association Dues	56,870.48	56,708.00	162.48	100.29%	623,623.20	623,788.30	-165.10	99.97%	680,496.30
4300 - Interest Charges	0.00	42.10	-42.10	0.0%	0.00	463.10	-463.10	0.0%	505.15
4400 - Late Charges	0.00	66.67	-66.67	0.0%	0.00	733.37	-733.37	0.0%	800.00
4440 - Maintenance Labor/Mat. to SRR	2,241.00	3,105.00	-864.00	72.17%	18,920.00	27,063.00	-8,143.00	69.91%	30,618.00
4450 - Owner Maintenance									
4560 - Maintenance Labor/Mat. to Owner	2,956.34	2,013.91	942.43	146.8%	24,829.85	22,153.01	2,676.84	112.08%	24,166.97
5365 - Owner Reimbursable Expenses	-3,397.43	-1,534.64	-1,862.79	221.38%	-22,388.73	-16,881.04	-5,507.69	132.63%	-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
4450 - Owner Maintenance	-441.09	479.27	-920.36	-92.03%	2,441.12	5,271.97	-2,830.85	46.3%	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%	22,000.00	22,000.00	0.00	100.0%	24,000.00
4615 - SRR FD Manager Support	1,685.18	1,685.18	0.00	100.0%	18,508.13	18,536.98	-28.85	99.84%	20,222.13
4635 - Infrastructure Support - SRR	9,218.87	9,218.87	0.00	100.0%	101,398.89	101,397.04	1.85	100.0%	110,615.93
4636 - Infrastructure Support - RBO	1,736.67	844.00	892.67	205.77%	14,305.17	13,007.00	1,298.17	109.98%	13,839.00
4640 - Firewood Income	0.00	100.83	-100.83	0.0%	1,851.00	1,109.13	741.87	166.89%	1,210.00
Total Income	73,311.11	74,249.92	-938.81	98.74%	803,058.70	813,369.89	-10,311.19	98.73%	888,057.77
Gross Profit	73,311.11	74,249.92	-938.81	98.74%	803,058.70	813,369.89	-10,311.19	98.73%	888,057.77
Expense									
Total 5000 - Payroll									
	18,428.19	21,432.00	-3,003.81	85.98%	269,185.21	282,813.00	-13,627.79	95.18%	314,963.00
5100 - Administrative Expenses									
5110 - Management Fee	2,200.00	2,030.52	169.48	108.35%	24,200.00	22,335.72	1,864.28	108.35%	24,366.25
5120 - Accounting Expense	1,250.00	1,250.00	0.00	100.0%	13,750.00	13,750.00	0.00	100.0%	15,000.00
5130 - Professional Services	62.50	330.22	-267.72	18.93%	9,169.10	6,302.20	2,866.90	145.49%	6,632.45
5140 - Legal Expense	57.50	323.88	-266.38	17.75%	435.50	3,562.68	-3,127.18	12.22%	3,886.52
5150 - Office Supplies	141.16	315.90	-174.74	44.69%	4,490.37	3,474.90	1,015.47	129.22%	3,790.82
5155 - Bank Service Charges	-2,292.51	25.00	-2,317.51	-9,170.04%	-1,837.10	275.00	-2,112.10	-668.04%	300.00
5160 - Other Administrative Expense	88.71	234.34	-145.63	37.86%	11,324.82	2,577.74	8,747.08	439.33%	2,812.03
5165 - Coffee and DVD	0.00	976.75	-976.75	0.0%	7,956.23	10,744.25	-2,788.02	74.05%	11,721.00
Total 5100 - Administrative Expenses	1,507.36	5,486.61	-3,979.25	27.47%	69,488.92	63,022.49	6,466.43	110.26%	68,509.07
5200 - Operating Insurance and Taxes									
5210 - Building Insurance	4,035.17	4,244.26	-209.09	95.07%	44,416.83	46,686.86	-2,270.03	95.14%	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%	44,608.11	46,923.48	-2,315.37	95.07%	51,167.69
5300 - Maintenance Expense									
5310 - Painting / Drywall	245.56	0.00	245.56	100.0%	2,794.97	897.03	1,897.94	311.58%	897.03
5315 - Landscaping & Grounds	1,436.70	2,300.46	-863.76	62.45%	7,929.51	8,195.30	-265.79	96.76%	9,122.15
5320 - Snow Removal	0.00	0.00	0.00	0.0%	11,092.36	11,378.74	-286.38	97.48%	11,378.74
5325 - Garage Expense	1,940.00	60.99	1,879.01	3,180.85%	2,568.50	2,309.49	259.01	111.22%	2,309.49
5330 - Carpet Cleaning	0.00	200.84	-200.84	0.0%	476.80	2,209.24	-1,732.44	21.58%	2,410.12
5335 - Elevator Expense	1,866.04	2,246.44	-380.40	83.07%	23,866.68	24,710.84	-844.16	96.58%	26,957.26
5340 - Lighting Expense	38.97	277.48	-238.51	14.04%	570.80	3,052.28	-2,481.48	18.7%	3,329.72

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '18 - Jul 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
5345 - Keys & Locks	163.21	117.16	46.05	139.31%	643.29	1,288.76	-645.47	49.92%	1,405.92
5360 - Exterior Building Maintenance	1,568.24	960.91	607.33	163.2%	15,695.53	10,570.01	5,125.52	148.49%	11,530.88
5370 - Interior Repairs & Maintenance	1,151.52	842.29	309.23	136.71%	11,726.10	9,265.19	2,460.91	126.56%	10,107.46
5375 - Miscellaneous	0.00	285.85	-285.85	0.0%	773.46	3,144.35	-2,370.89	24.6%	3,430.19
5380 - Outside Maintenance Services	772.17	1,245.27	-473.10	62.01%	8,711.34	13,697.97	-4,986.63	63.6%	14,943.29
5385 - Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	0.00	4,313.87	-4,313.87	0.0%	4,706.00
Total 5300 - Maintenance Expense	<u>9,182.41</u>	<u>8,929.86</u>	<u>252.55</u>	<u>102.83%</u>	<u>86,849.34</u>	<u>95,033.07</u>	<u>-8,183.73</u>	<u>91.39%</u>	<u>102,528.25</u>
5400 - Amenities									
5410 - Pool / Sauna / Tennis / Equip	1,630.25	991.11	639.14	164.49%	15,462.72	10,902.21	4,560.51	141.83%	11,893.28
5430 - Firewood	0.00	100.00	-100.00	0.0%	700.00	1,100.00	-400.00	63.64%	1,200.00
Total 5400 - Amenities	<u>1,630.25</u>	<u>1,091.11</u>	<u>539.14</u>	<u>149.41%</u>	<u>16,162.72</u>	<u>12,002.21</u>	<u>4,160.51</u>	<u>134.67%</u>	<u>13,093.28</u>
5500 - Fire and Protection									
5520 - Alarm Monitoring	0.00	544.21	-544.21	0.0%	1,617.57	5,986.31	-4,368.74	27.02%	6,530.53
5530 - Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	2,419.06	1,331.44	1,087.62	181.69%	1,452.45
5540 - Sprinkler System	0.00	369.37	-369.37	0.0%	5,254.95	4,063.07	1,191.88	129.33%	4,432.42
Total 5500 - Fire and Protection	<u>0.00</u>	<u>1,034.62</u>	<u>-1,034.62</u>	<u>0.0%</u>	<u>9,291.58</u>	<u>11,380.82</u>	<u>-2,089.24</u>	<u>81.64%</u>	<u>12,415.40</u>
5600 - Utilities									
5610 - Electricity	3,015.00	3,011.00	4.00	100.13%	60,164.57	61,518.00	-1,353.43	97.8%	64,328.00
5620 - Gas Expense	1,043.36	1,039.00	4.36	100.42%	18,492.73	14,878.00	3,614.73	124.3%	15,890.00
5630 - Water & Sewer	7,900.00	8,082.72	-182.72	97.74%	75,028.43	78,499.04	-3,470.61	95.58%	85,822.16
5640 - Trash Removal	1,092.96	798.70	294.26	136.84%	9,681.31	8,467.05	1,214.26	114.34%	9,436.80
5650 - Cable TV Expense	5,788.67	5,774.00	14.67	100.25%	63,720.83	63,514.00	206.83	100.33%	69,283.00
5660 - Telephone Expense	700.08	200.00	500.08	350.04%	8,314.20	2,200.00	6,114.20	377.92%	2,400.00
Total 5600 - Utilities	<u>19,540.07</u>	<u>18,905.42</u>	<u>634.65</u>	<u>103.36%</u>	<u>235,402.07</u>	<u>229,076.09</u>	<u>6,325.98</u>	<u>102.76%</u>	<u>247,159.96</u>
5700 - Transportation									
5710 - Bus Gas / Repair / Maintenance	0.00	0.00	0.00	0.0%	20,000.42	14,404.82	5,595.60	138.85%	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	2,834.37	-633.37	77.65%	3,092.00
Total 5700 - Transportation	<u>0.00</u>	<u>257.67</u>	<u>-257.67</u>	<u>0.0%</u>	<u>23,312.93</u>	<u>30,966.81</u>	<u>-7,653.88</u>	<u>75.28%</u>	<u>31,224.44</u>
5800 - Manager Housing									
5820 - Manager Unit Condo Fees	763.18	759.00	4.18	100.55%	8,372.29	8,349.00	23.29	100.28%	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	<u>763.18</u>	<u>759.00</u>	<u>4.18</u>	<u>100.55%</u>	<u>10,254.49</u>	<u>10,222.00</u>	<u>32.49</u>	<u>100.32%</u>	<u>10,981.03</u>
5900 - Depreciation Expense	2,005.19	1,334.71	670.48	150.23%	20,045.65	14,681.81	5,363.84	136.53%	16,016.50
Total Expense	<u>57,091.82</u>	<u>63,475.26</u>	<u>-6,383.44</u>	<u>89.94%</u>	<u>784,601.02</u>	<u>796,121.78</u>	<u>-11,520.76</u>	<u>98.55%</u>	<u>868,058.62</u>
Fund Surplus/Deficit	<u>16,219.29</u>	<u>10,774.66</u>	<u>5,444.63</u>	<u>150.53%</u>	<u>18,457.68</u>	<u>17,248.11</u>	<u>1,209.57</u>	<u>107.01%</u>	<u>19,999.15</u>
Beginning Fund Balance					12,887.86				
Ending Fund Balance					31,345.54				

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

	<u>Sep '18 - Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	137,500.00	137,500.00	0.00	100.0%
4500 · Interest Earned	932.46	0.00	932.46	100.0%
Total Income	<u>138,432.46</u>	<u>137,500.00</u>	<u>932.46</u>	<u>100.68%</u>
Gross Profit	138,432.46	137,500.00	932.46	100.68%
Expense				
6000 · Capital Reserve Expense				
6020 · Garage & Associated	8,816.34	0.00	8,816.34	100.0%
6030 · Exterior & Associated	30,538.96	0.00	30,538.96	100.0%
6040 · Interior & Associated	52,322.13	0.00	52,322.13	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	13,408.00	0.00	13,408.00	100.0%
6050 · Mechanical & Associated - Other	0.00	0.00	0.00	0.0%
Total 6050 · Mechanical & Associated	<u>13,408.00</u>	<u>0.00</u>	<u>13,408.00</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>105,205.43</u>	<u>0.00</u>	<u>105,205.43</u>	<u>100.0%</u>
Total Expense	<u>105,205.43</u>	<u>0.00</u>	<u>105,205.43</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>33,227.03</u>	<u>137,500.00</u>	<u>-104,272.97</u>	<u>24.17%</u>
Beginning Fund Balance	283,524.12			
Ending Fund Balance	316,751.15			