

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

	<u>Jun 30, 19</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	147,377.83
1010 · U.S. Bank - Operating Reserve	512.98
1060 · U.S. Bank - Capital Reserve	2,589.59
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	<u>100,895.59</u>
Total Checking/Savings	251,419.34
Accounts Receivable	
1200 · Accounts Receivable	<u>-20,889.05</u>
Total Accounts Receivable	-20,889.05
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	13,313.91
1413 · Prepaid Insurance - WC	906.36
1420 · Prepaid Elevator Service	<u>2,230.89</u>
Total 1400 · Prepaid Expenses	16,451.16
Total Other Current Assets	<u>16,451.16</u>
Total Current Assets	246,981.45
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	-82,420.00
1592 · Accum Depr - Buses	-15,424.42
1593 · Accum Depr - Furn & Equip	-377,983.87
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	-478,181.19
Total Fixed Assets	<u>220,101.78</u>
<b>TOTAL ASSETS</b>	<u><b>467,083.23</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>24,347.30</u>
Total Accounts Payable	24,347.30
Other Current Liabilities	
2105 · Payroll Withholding	
2107 · State Withholding	307.00
2109 · FUTA Withholding	<u>63.24</u>
Total 2105 · Payroll Withholding	370.24
2200 · Payable to SRR	6,726.95
2450 · Accrued Expenses	870.00
2460 · Parking Liability	<u>6,913.05</u>
Total Other Current Liabilities	14,880.24
Total Current Liabilities	<u>39,227.54</u>
Total Liabilities	39,227.54
Equity	
3100 · Working Capital	86,991.84
3200 · Owner Equity - Operations	15,126.24
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>325,737.61</u>
Total 3300 · Capital Reserve	325,737.61
Total Equity	<u>427,855.69</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>467,083.23</b></u>

Simba Run Condominium Association  
 Operating Fund Statement  
 June 2019

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '18 - Jun 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%	566,752.72	567,080.30	-327.58	99.94%	680,496.30
4300 · Interest Charges	0.00	42.10	-42.10	0.0%	0.00	421.00	-421.00	0.0%	505.15
4400 · Late Charges	0.00	66.67	-66.67	0.0%	0.00	666.70	-666.70	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	1,728.00	3,093.00	-1,365.00	55.87%	16,679.00	23,958.00	-7,279.00	69.62%	30,618.00
4450 · Owner Maintenance									
4560 · Maintenance Labor/Mat. to Owner	1,881.34	2,013.91	-132.57	93.42%	21,873.51	20,139.10	1,734.41	108.61%	24,166.97
5365 · Owner Reimbursable Expenses	-1,960.39	-1,534.64	-425.75	127.74%	-18,991.30	-15,346.40	-3,644.90	123.75%	-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	-79.05	479.27	-558.32	-16.49%	2,882.21	4,792.70	-1,910.49	60.14%	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%	20,000.00	20,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,685.18	1,685.18	0.00	100.0%	16,822.95	16,851.80	-28.85	99.83%	20,222.13
4635 · Infrastructure Support - SRR	9,218.87	9,218.87	0.00	100.0%	92,180.02	92,178.17	1.85	100.0%	110,615.93
4636 · Infrastructure Support - RBO	939.33	558.00	381.33	168.34%	12,568.50	12,163.00	405.50	103.33%	13,839.00
4640 · Firewood Income	0.00	100.83	-100.83	0.0%	1,851.00	1,008.30	842.70	183.58%	1,210.00
Total Income	<u>72,362.81</u>	<u>73,951.95</u>	<u>-1,589.14</u>	<u>97.85%</u>	<u>729,747.59</u>	<u>739,119.97</u>	<u>-9,372.38</u>	<u>98.73%</u>	<u>888,057.77</u>
Gross Profit	72,362.81	73,951.95	-1,589.14	97.85%	729,747.59	739,119.97	-9,372.38	98.73%	888,057.77
Expense									
Total 5005 · SRCA Payroll	13,926.33	17,075.00	-3,148.67	81.56%	226,054.25	232,659.00	-6,604.75	97.16%	280,352.00
5020 · FICA Expense - Simba portion	1,065.37	1,306.00	-240.63	81.58%	17,293.17	17,798.00	-504.83	97.16%	21,447.00
5035 · Unemployment Taxes	19.16	144.00	-124.84	13.31%	1,932.16	1,961.00	-28.84	98.53%	2,363.00
5040 · Workman's Comp Insurance	650.58	658.00	-7.42	98.87%	5,477.44	8,963.00	-3,485.56	61.11%	10,801.00
Total 5000 · Payroll	<u>15,661.44</u>	<u>19,183.00</u>	<u>-3,521.56</u>	<u>81.64%</u>	<u>250,757.02</u>	<u>261,381.00</u>	<u>-10,623.98</u>	<u>95.94%</u>	<u>314,963.00</u>
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,030.52	169.48	108.35%	22,000.00	20,305.20	1,694.80	108.35%	24,366.25
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	12,500.00	12,500.00	0.00	100.0%	15,000.00
5130 · Professional Services	287.49	330.22	-42.73	87.06%	9,106.60	5,971.98	3,134.62	152.49%	6,632.45
5140 · Legal Expense	0.00	323.88	-323.88	0.0%	378.00	3,238.80	-2,860.80	11.67%	3,886.52
5150 · Office Supplies	177.65	315.90	-138.25	56.24%	4,349.21	3,159.00	1,190.21	137.68%	3,790.82
5155 · Bank Service Charges	31.16	25.00	6.16	124.64%	455.41	250.00	205.41	182.16%	300.00
5160 · Other Administrative Expense	15.33	234.34	-219.01	6.54%	11,236.11	2,343.40	8,892.71	479.48%	2,812.03
5165 · Coffee and DVD	384.00	976.75	-592.75	39.31%	7,956.23	9,767.50	-1,811.27	81.46%	11,721.00
Total 5100 · Administrative Expenses	<u>4,345.63</u>	<u>5,486.61</u>	<u>-1,140.98</u>	<u>79.2%</u>	<u>67,981.56</u>	<u>57,535.88</u>	<u>10,445.68</u>	<u>118.16%</u>	<u>68,509.07</u>
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,244.26	-209.09	95.07%	40,381.66	42,442.60	-2,060.94	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	<u>4,035.17</u>	<u>4,244.26</u>	<u>-209.09</u>	<u>95.07%</u>	<u>40,572.94</u>	<u>42,679.22</u>	<u>-2,106.28</u>	<u>95.07%</u>	<u>51,167.69</u>
5300 · Maintenance Expense									

Simba Run Condominium Association  
 Operating Fund Statement  
 June 2019

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '18 - Jun 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
5310 · Painting / Drywall	0.00	0.00	0.00	0.0%	2,549.41	897.03	1,652.38	284.21%	897.03
5315 · Landscaping & Grounds	4,352.06	3,815.77	536.29	114.06%	6,492.81	5,894.84	597.97	110.14%	9,122.15
5320 · Snow Removal	0.00	37.50	-37.50	0.0%	11,092.36	11,378.74	-286.38	97.48%	11,378.74
5325 · Garage Expense	0.00	1,640.00	-1,640.00	0.0%	628.50	2,248.50	-1,620.00	27.95%	2,309.49
5330 · Carpet Cleaning	0.00	200.84	-200.84	0.0%	476.80	2,008.40	-1,531.60	23.74%	2,410.12
5335 · Elevator Expense	1,914.04	2,246.44	-332.40	85.2%	22,000.64	22,464.40	-463.76	97.94%	26,957.26
5340 · Lighting Expense	0.00	277.48	-277.48	0.0%	531.83	2,774.80	-2,242.97	19.17%	3,329.72
5345 · Keys & Locks	0.00	117.16	-117.16	0.0%	480.08	1,171.60	-691.52	40.98%	1,405.92
5360 · Exterior Building Maintenance	742.61	960.91	-218.30	77.28%	14,127.29	9,609.10	4,518.19	147.02%	11,530.88
5370 · Interior Repairs & Maintenance	1,236.60	842.29	394.31	146.81%	10,574.59	8,422.90	2,151.69	125.55%	10,107.46
5375 · Miscellaneous	0.00	285.85	-285.85	0.0%	773.46	2,858.50	-2,085.04	27.06%	3,430.19
5380 · Outside Maintenance Services	2,255.00	1,245.27	1,009.73	181.09%	7,939.17	12,452.70	-4,513.53	63.76%	14,943.29
5385 · Housekeeping Labor from SRR	0.00	392.17	-392.17	0.0%	0.00	3,921.70	-3,921.70	0.0%	4,706.00
<b>Total 5300 · Maintenance Expense</b>	<b>10,500.31</b>	<b>12,061.68</b>	<b>-1,561.37</b>	<b>87.06%</b>	<b>77,666.94</b>	<b>86,103.21</b>	<b>-8,436.27</b>	<b>90.2%</b>	<b>102,528.25</b>
<b>5400 · Amenities</b>									
5410 · Pool / Sauna / Tennis / Equip	1,800.13	991.11	809.02	181.63%	13,832.47	9,911.10	3,921.37	139.57%	11,893.28
5430 · Firewood	0.00	100.00	-100.00	0.0%	700.00	1,000.00	-300.00	70.0%	1,200.00
<b>Total 5400 · Amenities</b>	<b>1,800.13</b>	<b>1,091.11</b>	<b>709.02</b>	<b>164.98%</b>	<b>14,532.47</b>	<b>10,911.10</b>	<b>3,621.37</b>	<b>133.19%</b>	<b>13,093.28</b>
<b>5500 · Fire and Protection</b>									
5520 · Alarm Monitoring	0.00	544.21	-544.21	0.0%	1,617.57	5,442.10	-3,824.53	29.72%	6,530.53
5530 · Smoke Detectors / Extinguisher	0.00	121.04	-121.04	0.0%	2,419.06	1,210.40	1,208.66	199.86%	1,452.45
5540 · Sprinkler System	0.00	369.37	-369.37	0.0%	5,254.95	3,693.70	1,561.25	142.27%	4,432.42
<b>Total 5500 · Fire and Protection</b>	<b>0.00</b>	<b>1,034.62</b>	<b>-1,034.62</b>	<b>0.0%</b>	<b>9,291.58</b>	<b>10,346.20</b>	<b>-1,054.62</b>	<b>89.81%</b>	<b>12,415.40</b>
<b>5600 · Utilities</b>									
5610 · Electricity	3,755.48	3,270.00	485.48	114.85%	57,149.57	58,507.00	-1,357.43	97.68%	64,328.00
5620 · Gas Expense	998.98	867.00	131.98	115.22%	17,449.37	13,839.00	3,610.37	126.09%	15,890.00
5630 · Water & Sewer	6,691.96	7,380.79	-688.83	90.67%	67,128.43	70,416.32	-3,287.89	95.33%	85,822.16
5640 · Trash Removal	862.77	375.27	487.50	229.91%	8,588.35	7,668.35	920.00	112.0%	9,436.80
5650 · Cable TV Expense	5,788.67	5,774.00	14.67	100.25%	57,932.16	57,740.00	192.16	100.33%	69,283.00
5660 · Telephone Expense	831.62	200.00	631.62	415.81%	7,614.12	2,000.00	5,614.12	380.71%	2,400.00
<b>Total 5600 · Utilities</b>	<b>18,929.48</b>	<b>17,867.06</b>	<b>1,062.42</b>	<b>105.95%</b>	<b>215,862.00</b>	<b>210,170.67</b>	<b>5,691.33</b>	<b>102.71%</b>	<b>247,159.96</b>
<b>5700 · Transportation</b>									
5710 · Bus Gas / Repair / Maintenance	7,530.94	0.00	7,530.94	100.0%	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	2,576.70	-375.70	85.42%	3,092.00
<b>Total 5700 · Transportation</b>	<b>7,530.94</b>	<b>257.67</b>	<b>7,273.27</b>	<b>2,922.71%</b>	<b>23,312.93</b>	<b>30,709.14</b>	<b>-7,396.21</b>	<b>75.92%</b>	<b>31,224.44</b>
<b>5800 · Manager Housing</b>									
5820 · Manager Unit Condo Fees	763.18	759.00	4.18	100.55%	7,609.11	7,590.00	19.11	100.25%	9,108.03

Simba Run Condominium Association  
 Operating Fund Statement  
 June 2019

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '18 - Jun 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
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%	9,491.31	9,463.00	28.31	100.3%	10,981.03
5900 · Depreciation Expense	2,005.19	1,334.71	670.48	150.23%	18,040.46	13,347.10	4,693.36	135.16%	16,016.50
5950 · Restore Reserve	0.00	1,666.67	-1,666.67	0.0%	0.00	16,666.70	-16,666.70	0.0%	20,000.00
Total Expense	<u>65,571.47</u>	<u>64,986.39</u>	<u>585.08</u>	<u>100.9%</u>	<u>727,509.21</u>	<u>749,313.22</u>	<u>-21,804.01</u>	<u>97.09%</u>	<u>888,058.62</u>
Fund Surplus/-Deficit	<u>6,791.34</u>	<u>8,965.56</u>	<u>-2,174.22</u>	<u>75.75%</u>	<u>2,238.38</u>	<u>-10,193.25</u>	<u>12,431.63</u>	<u>-21.96%</u>	<u>-0.85</u>
Beginnig Fund Balance					12,887.86				
Ending Fund Balance					15,126.24				

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

	<u>Sep '18 - Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	125,000.00	125,000.00	0.00	100.0%
4500 · Interest Earned	831.99	0.00	831.99	100.0%
Total Income	<u>125,831.99</u>	<u>125,000.00</u>	<u>831.99</u>	<u>100.67%</u>
Gross Profit	125,831.99	125,000.00	831.99	100.67%
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	46,051.99	0.00	46,051.99	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>83,618.50</u>	<u>0.00</u>	<u>83,618.50</u>	<u>100.0%</u>
Total Expense	<u>83,618.50</u>	<u>0.00</u>	<u>83,618.50</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>42,213.49</u>	<u>125,000.00</u>	<u>-82,786.51</u>	<u>33.77%</u>
Beginnig Fund Balance	283,524.12			
Ending Fund Balance	325,737.61			