

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

Sep 30, 19

ASSETS

Current Assets	
Checking/Savings	
1000 · First Bank Operating	159,737.60
1010 · U.S. Bank - Operating Reserve	22,949.77
1100 · Capital Reserve - 1st Bank	101,164.86
Total Checking/Savings	<u>283,852.23</u>
Accounts Receivable	
1200 · Accounts Receivable	-18,047.18
Total Accounts Receivable	<u>-18,047.18</u>
Other Current Assets	
1235 · Other A/R	11,474.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	8,764.13
1413 · Prepaid Insurance - WC	789.62
1420 · Prepaid Elevator Service	1,683.54
Total 1400 · Prepaid Expenses	<u>11,237.29</u>
Total Other Current Assets	<u>24,911.29</u>
Total Current Assets	<u>290,716.34</u>
Fixed Assets	
1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	85,833.01
1520 · Furniture & Equipment	403,250.56
1525 · Exercise Equipment	13,045.93
1530 · Communication System	2,352.90
1590 · Accumulated Depreciation	
1591 · Accum Depr - Unit 1205	-83,635.75
1592 · Accum Depr - Buses	-18,777.25
1593 · Accum Depr - Furn & Equip	-379,430.86
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	<u>-484,196.76</u>
Total Fixed Assets	<u>215,285.64</u>
TOTAL ASSETS	<u>506,001.98</u>

LIABILITIES & EQUITY

Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	45,066.08
Total Accounts Payable	<u>45,066.08</u>
Other Current Liabilities	
2105 · Payroll Withholding	
2106 · Federal Withholding	1,853.20
2107 · State Withholding	480.00
2108 · SUTA Withholding	188.98
2109 · FUTA Withholding	118.47
Total 2105 · Payroll Withholding	<u>2,640.65</u>
2200 · Payable to SRR	-1,454.70
2450 · Accrued Expenses	920.00
2460 · Parking Liability	8,383.05
Total Other Current Liabilities	<u>10,489.00</u>
Total Current Liabilities	<u>55,555.08</u>
Total Liabilities	<u>55,555.08</u>
Equity	
3100 · Working Capital	95,900.16
3200 · Owner Equity - Operations	39,718.74
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	314,828.00
Total 3300 · Capital Reserve	<u>314,828.00</u>
Total Equity	<u>450,446.90</u>
TOTAL LIABILITIES & EQUITY	<u>506,001.98</u>

Simba Run Condominium Association
 Operating Fund Statement
 September 2019

	Sep 19	Budget	\$ Over Budget	% of Budget	Sep 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	56,870.48	59,665.00	-2,794.52	95.32%	56,870.48	59,665.00	-2,794.52	95.32%	716,024.00
4300 · Interest Charges	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
4400 · Late Charges	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
4440 · Maintenance Labor/Mat. to SRR	88.00	1,000.00	-912.00	8.8%	88.00	1,000.00	-912.00	8.8%	12,000.00
4450 · Owner Maintenance	206.01	413.00	-206.99	49.88%	206.01	413.00	-206.99	49.88%	5,000.00
4600 · Miscellaneous Income	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
4610 · SRR Rent	1,250.00	1,250.00	0.00	100.0%	1,250.00	1,250.00	0.00	100.0%	15,000.00
4615 · SRR FD Manager Support	1,750.00	1,750.00	0.00	100.0%	1,750.00	1,750.00	0.00	100.0%	21,000.00
4635 · Infrastructure Support - SRR	8,474.00	8,293.00	181.00	102.18%	8,474.00	8,293.00	181.00	102.18%	99,560.00
4636 · Infrastructure Support - RBO	317.52	927.00	-609.48	34.25%	317.52	927.00	-609.48	34.25%	17,287.00
4640 · Firewood Income	0.00	157.00	-157.00	0.0%	0.00	157.00	-157.00	0.0%	1,888.00
Total Income	68,956.01	73,042.00	-4,085.99	94.41%	68,956.01	73,042.00	-4,085.99	94.41%	882,759.00
Gross Profit	68,956.01	73,042.00	-4,085.99	94.41%	68,956.01	73,042.00	-4,085.99	94.41%	882,759.00
Expense									
Total 5005 · SRCA Payroll	10,931.47	13,184.00	-2,252.53	82.92%	10,931.47	13,184.00	-2,252.53	82.92%	273,966.00
5020 · FICA Expense - Simba portion	538.03	1,017.00	-478.97	52.9%	538.03	1,017.00	-478.97	52.9%	21,096.00
5035 · Unemployment Taxes	123.93	120.00	3.93	103.28%	123.93	120.00	3.93	103.28%	2,466.00
5040 · Workman's Comp Insurance	650.58	329.00	321.58	197.75%	650.58	329.00	321.58	197.75%	6,849.00
Total 5000 · Payroll	12,244.01	14,650.00	-2,405.99	83.58%	12,244.01	14,650.00	-2,405.99	83.58%	304,377.00
5100 · Administrative Expenses									
5110 · Management Fee	2,200.00	2,420.00	-220.00	90.91%	2,200.00	2,420.00	-220.00	90.91%	29,040.00
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	1,250.00	1,250.00	0.00	100.0%	15,000.00
5130 · Professional Services	62.50	927.00	-864.50	6.74%	62.50	927.00	-864.50	6.74%	11,146.00
5140 · Legal Expense	25.00	34.00	-9.00	73.53%	25.00	34.00	-9.00	73.53%	463.00
5150 · Office Supplies	183.21	439.00	-255.79	41.73%	183.21	439.00	-255.79	41.73%	5,323.00
5155 · Bank Service Charges	211.40	51.00	160.40	414.51%	211.40	51.00	160.40	414.51%	557.00
5160 · Other Administrative Expense	593.22	1,147.00	-553.78	51.72%	593.22	1,147.00	-553.78	51.72%	13,753.00
5165 · Coffee and DVD	436.54	806.00	-369.46	54.16%	436.54	806.00	-369.46	54.16%	9,738.00
Total 5100 · Administrative Expenses	4,961.87	7,074.00	-2,112.13	70.14%	4,961.87	7,074.00	-2,112.13	70.14%	85,020.00
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,118.00	-82.83	97.99%	4,035.17	4,118.00	-82.83	97.99%	49,427.00
5220 · Personal Property Tax	0.00	14.00	-14.00	0.0%	0.00	14.00	-14.00	0.0%	234.00
Total 5200 · Operating Insurance and Taxes	4,035.17	4,132.00	-96.83	97.66%	4,035.17	4,132.00	-96.83	97.66%	49,661.00
5300 · Maintenance Expense									
5310 · Painting / Drywall	416.51	260.00	156.51	160.2%	416.51	260.00	156.51	160.2%	3,120.00
5315 · Landscaping & Grounds	1,266.93	665.00	601.93	190.52%	1,266.93	665.00	601.93	190.52%	7,947.00
5320 · Snow Removal	0.00	1,136.00	-1,136.00	0.0%	0.00	1,136.00	-1,136.00	0.0%	13,577.00
5325 · Garage Expense	1,095.49	65.00	1,030.49	1,685.37%	1,095.49	65.00	1,030.49	1,685.37%	769.00
5330 · Carpet Cleaning	0.00	45.00	-45.00	0.0%	0.00	45.00	-45.00	0.0%	584.00
5335 · Elevator Expense	1,938.04	2,245.00	-306.96	86.33%	1,938.04	2,245.00	-306.96	86.33%	26,929.00
5340 · Lighting Expense	0.00	57.00	-57.00	0.0%	0.00	57.00	-57.00	0.0%	651.00
5345 · Keys & Locks	1,030.26	49.00	981.26	2,102.57%	1,030.26	49.00	981.26	2,102.57%	588.00
5360 · Exterior Building Maintenance	1,234.00	1,441.00	-207.00	85.64%	1,234.00	1,441.00	-207.00	85.64%	17,292.00
5370 · Interior Repairs & Maintenance	760.74	1,074.00	-313.26	70.83%	760.74	1,074.00	-313.26	70.83%	12,943.00
5375 · Miscellaneous	0.00	78.00	-78.00	0.0%	0.00	78.00	-78.00	0.0%	947.00
5380 · Outside Maintenance Services	150.00	808.00	-658.00	18.56%	150.00	808.00	-658.00	18.56%	9,718.00
5385 · Housekeeping Labor from SRR	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Total 5300 · Maintenance Expense	7,891.97	7,923.00	-31.03	99.61%	7,891.97	7,923.00	-31.03	99.61%	95,065.00

Simba Run Condominium Association
 Operating Fund Statement
 September 2019

	Sep 19	Budget	\$ Over Budget	% of Budget	Sep 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	810.95	1,410.00	-599.05	57.51%	810.95	1,410.00	-599.05	57.51%	16,931.00
5430 · Firewood	237.06	76.00	161.06	311.92%	237.06	76.00	161.06	311.92%	857.00
Total 5400 · Amenities	1,048.01	1,486.00	-437.99	70.53%	1,048.01	1,486.00	-437.99	70.53%	17,788.00
5500 · Fire and Protection									
5520 · Alarm Monitoring	241.00	165.00	76.00	146.06%	241.00	165.00	76.00	146.06%	1,980.00
5530 · Smoke Detectors / Extinguisher	0.00	244.00	-244.00	0.0%	0.00	244.00	-244.00	0.0%	2,961.00
5540 · Sprinkler System	570.00	536.00	34.00	106.34%	570.00	536.00	34.00	106.34%	6,432.00
Total 5500 · Fire and Protection	811.00	945.00	-134.00	85.82%	811.00	945.00	-134.00	85.82%	11,373.00
5600 · Utilities									
5610 · Electricity	2,567.24	3,461.00	-893.76	74.18%	2,567.24	3,461.00	-893.76	74.18%	69,951.00
5620 · Gas Expense	920.00	1,272.00	-352.00	72.33%	920.00	1,272.00	-352.00	72.33%	21,358.00
5630 · Water & Sewer	6,935.58	8,425.00	-1,489.42	82.32%	6,935.58	8,425.00	-1,489.42	82.32%	82,165.00
5640 · Trash Removal	2,130.70	385.00	1,745.70	553.43%	2,130.70	385.00	1,745.70	553.43%	10,512.00
5650 · Cable TV Expense	5,788.67	5,910.00	-121.33	97.95%	5,788.67	5,910.00	-121.33	97.95%	70,909.00
5660 · Telephone Expense	0.00	446.00	-446.00	0.0%	0.00	446.00	-446.00	0.0%	5,330.00
Total 5600 · Utilities	18,342.19	19,899.00	-1,556.81	92.18%	18,342.19	19,899.00	-1,556.81	92.18%	260,225.00
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	17,000.00
5720 · Bus License & Fees	0.00	100.00	-100.00	0.0%	0.00	100.00	-100.00	0.0%	1,134.00
5730 · Bus Lease	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
5740 · Bus Insurance	0.00	188.00	-188.00	0.0%	0.00	188.00	-188.00	0.0%	2,245.00
Total 5700 · Transportation	0.00	288.00	-288.00	0.0%	0.00	288.00	-288.00	0.0%	20,379.00
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	763.18	778.00	-14.82	98.1%	763.18	778.00	-14.82	98.1%	9,314.00
5840 · Manager Unit Real Estate Taxes	0.00	192.00	-192.00	0.0%	0.00	192.00	-192.00	0.0%	2,304.00
Total 5800 · Manager Housing	763.18	970.00	-206.82	78.68%	763.18	970.00	-206.82	78.68%	11,618.00
5900 · Depreciation Expense	2,005.19	2,005.00	0.19	100.01%	2,005.19	2,005.00	0.19	100.01%	24,049.00
5950 · Restore Reserve	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Total Expense	52,102.59	59,372.00	-7,269.41	87.76%	52,102.59	59,372.00	-7,269.41	87.76%	879,555.00
Fund Surplus/-Deficit	16,853.42	13,670.00	3,183.42	123.29%	16,853.42	13,670.00	3,183.42	123.29%	3,204.00
Begining Fund Balance					22,865.32				
Ending Fund Balance					39,718.74				

Simba Run Condominium Association
 Capital Fund Statement
 September 2019

	<u>Sep 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	12,500.00	12,500.00	0.00	100.0%
4500 · Interest Earned	85.87	0.00	85.87	100.0%
Total Income	<u>12,585.87</u>	<u>12,500.00</u>	<u>85.87</u>	<u>100.69%</u>
Gross Profit	12,585.87	12,500.00	85.87	100.69%
Expense				
6000 · Capital Reserve Expense				
6030 · Exterior & Associated	5,954.60	0.00	5,954.60	100.0%
6040 · Interior & Associated	8,720.14	0.00	8,720.14	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	0.00	0.00	0.00	0.0%
6050 · Mechanical & Associated - Other	0.00	0.00	0.00	0.0%
Total 6050 · Mechanical & Associated	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
6065 · LED Upgrade	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>14,674.74</u>	<u>0.00</u>	<u>14,674.74</u>	<u>100.0%</u>
Total Expense	<u>14,674.74</u>	<u>0.00</u>	<u>14,674.74</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-2,088.87</u>	<u>12,500.00</u>	<u>-14,588.87</u>	<u>-16.71%</u>
Beginnig Fund Balance	316,916.87			
Ending Fund Balance	314,828.00			