

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

Oct 31, 19

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating	130,183.84
1010 · U.S. Bank - Operating Reserve	16,986.86
1100 · Capital Reserve - 1st Bank	<u>101,237.92</u>

Total Checking/Savings 248,408.62

Accounts Receivable

1200 · Accounts Receivable	<u>3,805.72</u>
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Total Accounts Receivable 3,805.72

Other Current Assets

1235 · Other A/R	9.35
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	4,728.96
1413 · Prepaid Insurance - WC	139.04
1420 · Prepaid Elevator Service	<u>2,072.68</u>

Total 1400 · Prepaid Expenses 6,940.68

Total Other Current Assets 9,150.03

Total Current Assets 261,364.37

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	-92,549.32
1592 · Accum Depr - Buses	-22,948.98
1593 · Accum Depr - Furn & Equip	-381,142.93
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>

Total 1590 · Accumulated Depreciation -498,994.13

Total Fixed Assets 200,488.27

TOTAL ASSETS 461,852.64

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>31,227.73</u>
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Total Accounts Payable 31,227.73

Other Current Liabilities

2105 · Payroll Withholding	
2107 · State Withholding	632.00
2108 · SUTA Withholding	44.87
2109 · FUTA Withholding	<u>32.82</u>

Total 2105 · Payroll Withholding 709.69

2200 · Payable to SRR -6,819.16

2450 · Accrued Expenses 7,450.00

2460 · Parking Liability 8,518.05

Total Other Current Liabilities 9,858.58

Total Current Liabilities 41,086.31

Total Liabilities 41,086.31

Equity

3100 · Working Capital 95,900.16

3200 · Owner Equity - Operations 37,752.57

3300 · Capital Reserve

    3390 · Capital Reserve Fund Balance 287,113.60

Total 3300 · Capital Reserve 287,113.60

Total Equity 420,766.33

TOTAL LIABILITIES & EQUITY 461,852.64

Simba Run Condominium Association  
 Operating Fund Statement  
 October 2019

	Oct 19	Budget	\$ Over Budget	% of Budget	Sep - Oct 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Income</b>									
4000 · Association Dues	59,923.16	59,669.00	254.16	100.43%	116,793.64	119,334.00	-2,540.36	97.87%	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	2,963.56	1,000.00	1,963.56	296.36%	2,046.06	2,000.00	46.06	102.3%	12,000.00
4450 · Owner Maintenance	-369.83	417.00	-786.83	-88.69%	-163.82	830.00	-993.82	-19.74%	5,000.00
4610 · SRR Rent	1,250.00	1,250.00	0.00	100.0%	2,500.00	2,500.00	0.00	100.0%	15,000.00
4615 · SRR FD Manager Support	1,750.00	1,750.00	0.00	100.0%	3,500.00	3,500.00	0.00	100.0%	21,000.00
4635 · Infrastructure Support - SRR	8,474.00	8,297.00	177.00	102.13%	16,948.00	16,590.00	358.00	102.16%	99,560.00
4636 · Infrastructure Support - RBO	277.83	400.00	-122.17	69.46%	595.35	1,327.00	-731.65	44.86%	17,287.00
4640 · Firewood Income	40.00	157.00	-117.00	25.48%	40.00	314.00	-274.00	12.74%	1,888.00
<b>Total Income</b>	<b>74,308.72</b>	<b>72,940.00</b>	<b>1,368.72</b>	<b>101.88%</b>	<b>142,259.23</b>	<b>146,395.00</b>	<b>-4,135.77</b>	<b>97.18%</b>	<b>887,759.00</b>
<b>Gross Profit</b>	<b>74,308.72</b>	<b>72,940.00</b>	<b>1,368.72</b>	<b>101.88%</b>	<b>142,259.23</b>	<b>146,395.00</b>	<b>-4,135.77</b>	<b>97.18%</b>	<b>887,759.00</b>
<b>Expense</b>									
Total 5005 · SRCA Payroll	20,605.06	15,744.00	4,861.06	130.88%	31,536.53	28,928.00	2,608.53	109.02%	273,966.00
5020 · FICA Expense - Simba portion	1,576.30	1,212.00	364.30	130.06%	2,114.33	2,229.00	-114.67	94.86%	21,096.00
5035 · Unemployment Taxes	77.68	142.00	-64.32	54.7%	201.61	262.00	-60.39	76.95%	2,466.00
5040 · Workman's Comp Insurance	650.58	394.00	256.58	165.12%	1,301.16	723.00	578.16	179.97%	6,849.00
<b>Total 5000 · Payroll</b>	<b>22,909.62</b>	<b>17,492.00</b>	<b>5,417.62</b>	<b>130.97%</b>	<b>35,153.63</b>	<b>32,142.00</b>	<b>3,011.63</b>	<b>109.37%</b>	<b>304,377.00</b>
<b>5100 · Administrative Expenses</b>									
5110 · Managment Fee	2,200.00	2,420.00	-220.00	90.91%	4,400.00	4,840.00	-440.00	90.91%	29,040.00
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	2,500.00	2,500.00	0.00	100.0%	15,000.00
5130 · Professional Services	125.00	929.00	-804.00	13.46%	187.50	1,856.00	-1,668.50	10.1%	11,146.00
5140 · Legal Expense	315.00	39.00	276.00	807.69%	340.00	73.00	267.00	465.75%	463.00
5150 · Office Supplies	261.62	444.00	-182.38	58.92%	444.83	883.00	-438.17	50.38%	5,323.00
5155 · Bank Service Charges	66.14	46.00	20.14	143.78%	277.54	97.00	180.54	286.12%	557.00
5160 · Other Administrative Expense	674.36	1,146.00	-471.64	58.85%	1,267.58	2,293.00	-1,025.42	55.28%	13,753.00
5165 · Coffee and DVD	814.31	812.00	2.31	100.28%	1,250.85	1,618.00	-367.15	77.31%	9,738.00
<b>Total 5100 · Administrative Expenses</b>	<b>5,706.43</b>	<b>7,086.00</b>	<b>-1,379.57</b>	<b>80.53%</b>	<b>10,668.30</b>	<b>14,160.00</b>	<b>-3,491.70</b>	<b>75.34%</b>	<b>85,020.00</b>
<b>5200 · Operating Insurance and Taxes</b>									
5210 · Building Insurance	4,035.17	4,119.00	-83.83	97.97%	8,070.34	8,237.00	-166.66	97.98%	49,427.00
5220 · Personal Property Tax	0.00	20.00	-20.00	0.0%	0.00	34.00	-34.00	0.0%	234.00
<b>Total 5200 · Operating Insurance and Taxes</b>	<b>4,035.17</b>	<b>4,139.00</b>	<b>-103.83</b>	<b>97.49%</b>	<b>8,070.34</b>	<b>8,271.00</b>	<b>-200.66</b>	<b>97.57%</b>	<b>49,661.00</b>
<b>5300 · Maintenance Expense</b>									
5310 · Painting / Drywall	0.00	260.00	-260.00	0.0%	416.51	520.00	-103.49	80.1%	3,120.00
5315 · Landscaping & Grounds	421.67	662.00	-240.33	63.7%	1,688.60	1,327.00	361.60	127.25%	7,947.00
5320 · Snow Removal	0.00	1,131.00	-1,131.00	0.0%	0.00	2,267.00	-2,267.00	0.0%	13,577.00
5325 · Garage Expense	0.00	64.00	-64.00	0.0%	89.99	129.00	-39.01	69.76%	769.00
5330 · Carpet Cleaning	0.00	49.00	-49.00	0.0%	0.00	94.00	-94.00	0.0%	584.00
5335 · Elevator Expense	1,872.02	2,244.00	-371.98	83.42%	3,810.06	4,489.00	-678.94	84.88%	26,929.00
5340 · Lighting Expense	0.00	54.00	-54.00	0.0%	0.00	111.00	-111.00	0.0%	651.00
5345 · Keys & Locks	0.00	49.00	-49.00	0.0%	1,030.26	98.00	932.26	1,051.29%	588.00
5360 · Exterior Building Maintenance	694.00	1,441.00	-747.00	48.16%	1,928.00	2,882.00	-954.00	66.9%	17,292.00

Simba Run Condominium Association  
 Operating Fund Statement  
 October 2019

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
5370 · Interior Repairs & Maintenance	552.82	1,079.00	-526.18	51.23%	2,161.81	2,153.00	8.81	100.41%	12,943.00
5375 · Miscellaneous	0.00	79.00	-79.00	0.0%	0.00	157.00	-157.00	0.0%	947.00
5380 · Outside Maintenance Services	2,598.20	810.00	1,788.20	320.77%	2,748.20	1,618.00	1,130.20	169.85%	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	<u>6,138.71</u>	<u>7,922.00</u>	<u>-1,783.29</u>	<u>77.49%</u>	<u>13,873.43</u>	<u>15,845.00</u>	<u>-1,971.57</u>	<u>87.56%</u>	<u>95,065.00</u>
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	1,415.67	1,411.00	4.67	100.33%	2,226.62	2,821.00	-594.38	78.93%	16,931.00
5430 · Firewood	0.00	71.00	-71.00	0.0%	237.06	147.00	90.06	161.27%	857.00
Total 5400 · Amenities	<u>1,415.67</u>	<u>1,482.00</u>	<u>-66.33</u>	<u>95.52%</u>	<u>2,463.68</u>	<u>2,968.00</u>	<u>-504.32</u>	<u>83.01%</u>	<u>17,788.00</u>
5500 · Fire and Protection									
5520 · Alarm Monitoring	0.00	165.00	-165.00	0.0%	241.00	330.00	-89.00	73.03%	1,980.00
5530 · Smoke Detectors / Extinguisher	0.00	247.00	-247.00	0.0%	0.00	491.00	-491.00	0.0%	2,961.00
5540 · Sprinkler System	0.00	536.00	-536.00	0.0%	570.00	1,072.00	-502.00	53.17%	6,432.00
Total 5500 · Fire and Protection	<u>0.00</u>	<u>948.00</u>	<u>-948.00</u>	<u>0.0%</u>	<u>811.00</u>	<u>1,893.00</u>	<u>-1,082.00</u>	<u>42.84%</u>	<u>11,373.00</u>
5600 · Utilities									
5610 · Electricity	3,865.73	5,479.00	-1,613.27	70.56%	6,432.97	8,940.00	-2,507.03	71.96%	69,951.00
5620 · Gas Expense	689.54	1,113.00	-423.46	61.95%	1,609.54	2,385.00	-775.46	67.49%	21,358.00
5630 · Water & Sewer	6,500.00	7,774.00	-1,274.00	83.61%	13,435.58	16,199.00	-2,763.42	82.94%	82,165.00
5640 · Trash Removal	1,176.49	384.00	792.49	306.38%	3,307.19	769.00	2,538.19	430.06%	10,512.00
5650 · Cable TV Expense	5,788.67	5,909.00	-120.33	97.96%	11,577.34	11,819.00	-241.66	97.96%	70,909.00
5660 · Telephone Expense	1,606.60	444.00	1,162.60	361.85%	1,606.60	890.00	716.60	180.52%	5,330.00
Total 5600 · Utilities	<u>19,627.03</u>	<u>21,103.00</u>	<u>-1,475.97</u>	<u>93.01%</u>	<u>37,969.22</u>	<u>41,002.00</u>	<u>-3,032.78</u>	<u>92.6%</u>	<u>260,225.00</u>
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	94.00	-94.00	0.0%	0.00	194.00	-194.00	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	187.00	-187.00	0.0%	0.00	375.00	-375.00	0.0%	2,245.00
Total 5700 · Transportation	<u>0.00</u>	<u>281.00</u>	<u>-281.00</u>	<u>0.0%</u>	<u>0.00</u>	<u>569.00</u>	<u>-569.00</u>	<u>0.0%</u>	<u>20,379.00</u>
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	796.64	776.00	20.64	102.66%	1,559.82	1,554.00	5.82	100.38%	9,314.00
5840 · Manager Unit Real Estate Taxes	0.00	192.00	-192.00	0.0%	0.00	384.00	-384.00	0.0%	2,304.00
Total 5800 · Manager Housing	<u>796.64</u>	<u>968.00</u>	<u>-171.36</u>	<u>82.3%</u>	<u>1,559.82</u>	<u>1,938.00</u>	<u>-378.18</u>	<u>80.49%</u>	<u>11,618.00</u>
5900 · Depreciation Expense	2,419.78	2,004.00	415.78	120.75%	4,839.56	4,009.00	830.56	120.72%	24,049.00
Total Expense	<u>63,049.05</u>	<u>63,425.00</u>	<u>-375.95</u>	<u>99.41%</u>	<u>115,408.98</u>	<u>122,797.00</u>	<u>-7,388.02</u>	<u>93.98%</u>	<u>879,555.00</u>
Fund Surplus/-Deficit	<u>11,259.67</u>	<u>9,515.00</u>	<u>1,744.67</u>	<u>118.34%</u>	<u>26,850.25</u>	<u>23,598.00</u>	<u>3,252.25</u>	<u>113.78%</u>	<u>8,204.00</u>
Beginning Fund Balance					10,902.32				
Ending Fund Balance					37,752.57				

Simba Run Condominium Association  
Capital Fund Statement  
September through October 2019

	<u>Sep - Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	25,000.00	25,000.00	0.00	100.0%
4500 · Interest Earned	158.93	0.00	158.93	100.0%
Total Income	<u>25,158.93</u>	<u>25,000.00</u>	<u>158.93</u>	<u>100.64%</u>
Gross Profit	25,158.93	25,000.00	158.93	100.64%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	0.00	6,000.00	-6,000.00	0.0%
6020 · Garage & Associated	0.00	42,800.00	-42,800.00	0.0%
6030 · Exterior & Associated	44,922.60	36,523.00	8,399.60	123.0%
6040 · Interior & Associated	9,991.60	53,250.00	-43,258.40	18.76%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	48.00	735,000.00	-734,952.00	0.01%
6050 · Mechanical & Associated - Other	0.00	7,500.00	-7,500.00	0.0%
Total 6050 · Mechanical & Associated	<u>48.00</u>	<u>742,500.00</u>	<u>-742,452.00</u>	<u>0.01%</u>
6060 · Miscellaneous	0.00	6,000.00	-6,000.00	0.0%
Total 6000 · Capital Reserve Expense	<u>54,962.20</u>	<u>887,073.00</u>	<u>-832,110.80</u>	<u>6.2%</u>
Total Expense	<u>54,962.20</u>	<u>887,073.00</u>	<u>-832,110.80</u>	<u>6.2%</u>
Fund Surplus/-Deficit	<u>-29,803.27</u>	<u>-862,073.00</u>	<u>832,269.73</u>	<u>3.46%</u>
Beginnig Fund Balance	316,916.87			
Ending Fund Balance	287,113.60			