

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

Dec 31, 19

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating	88,643.18
1010 · U.S. Bank - Operating Reserve	6,360.45
1100 · Capital Reserve - 1st Bank	<u>11,303.32</u>

Total Checking/Savings 106,306.95

Accounts Receivable

1200 · Accounts Receivable	<u>1,982.53</u>
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Total Accounts Receivable 1,982.53

Other Current Assets

1240 · Rental Clearing Account	-2,200.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	1,981.62
1413 · Prepaid Insurance - WC	686.54
1420 · Prepaid Elevator Service	<u>3,545.08</u>

Total 1400 · Prepaid Expenses 6,213.24

Total Other Current Assets 6,213.24

Total Current Assets 114,502.72

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	-91,327.50
1592 · Accum Depr - Buses	-25,333.28
1593 · Accum Depr - Furn & Equip	-382,416.33
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>

Total 1590 · Accumulated Depreciation -501,430.01

Total Fixed Assets 198,052.39

TOTAL ASSETS 312,555.11

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>30,712.84</u>
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Total Accounts Payable 30,712.84

Other Current Liabilities

2105 · Payroll Withholding	
2107 · State Withholding	450.00
2108 · SUTA Withholding	181.16
2109 · FUTA Withholding	<u>78.09</u>

Total 2105 · Payroll Withholding 709.25

2200 · Payable to SRR -3,079.52

2450 · Accrued Expenses 3,400.00

2460 · Parking Liability 8,668.05

Total Other Current Liabilities 9,697.78

Total Current Liabilities 40,410.62

Total Liabilities 40,410.62

Equity

3100 · Working Capital 78,021.06

3200 · Owner Equity - Operations 42,885.76

3300 · Capital Reserve

 3390 · Capital Reserve Fund Balance 151,237.67

Total Equity 272,144.49

TOTAL LIABILITIES & EQUITY 312,555.11

Simba Run Condominium Association
 Operating Fund Statement
 December 2019

	<u>Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep - Dec 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Income									
4000 · Association Dues	59,953.16	59,669.00	284.16	100.48%	236,699.96	238,672.00	-1,972.04	99.17%	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	1,787.28	1,000.00	787.28	178.73%	4,058.34	4,000.00	58.34	101.46%	12,000.00
4450 · Owner Maintenance	2,930.04	417.00	2,513.04	702.65%	5,166.52	1,664.00	3,502.52	310.49%	5,000.00
4560 · Maintenance Labor/Mat. to Owner	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
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%	5,000.00	5,000.00	0.00	100.0%	15,000.00
4615 · SRR FD Manager Support	1,750.00	1,750.00	0.00	100.0%	7,000.00	7,000.00	0.00	100.0%	21,000.00
4635 · Infrastructure Support - SRR	8,474.00	8,297.00	177.00	102.13%	33,896.00	33,184.00	712.00	102.15%	99,560.00
4636 · Infrastructure Support - RBO	421.44	2,718.00	-2,296.56	15.51%	1,531.80	4,380.00	-2,848.20	34.97%	17,287.00
4640 · Firewood Income	232.00	161.00	71.00	144.1%	296.00	632.00	-336.00	46.84%	1,888.00
5365 · Owner Reimbursable Expenses	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Total Income	76,797.92	75,262.00	1,535.92	102.04%	293,648.62	294,532.00	-883.38	99.7%	887,759.00
Gross Profit	76,797.92	75,262.00	1,535.92	102.04%	293,648.62	294,532.00	-883.38	99.7%	887,759.00
Expense									
Total 5005 · SRCA Payroll	23,494.28	22,603.00	891.28	103.94%	70,702.48	67,725.00	2,977.48	104.4%	273,966.00
5020 · FICA Expense - Simba portion	1,797.31	1,740.00	57.31	103.29%	5,110.52	5,216.00	-105.48	97.98%	21,096.00
5035 · Unemployment Taxes	119.80	203.00	-83.20	59.02%	383.17	611.00	-227.83	62.71%	2,466.00
5040 · Workman's Comp Insurance	255.25	565.00	-309.75	45.18%	1,282.66	1,693.00	-410.34	75.76%	6,849.00
Total 5000 · Payroll	25,666.64	25,111.00	555.64	102.21%	77,478.83	75,245.00	2,233.83	102.97%	304,377.00
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,420.00	-220.00	90.91%	8,800.00	9,680.00	-880.00	90.91%	29,040.00
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	5,000.00	5,000.00	0.00	100.0%	15,000.00
5130 · Professional Services	638.93	929.00	-290.07	68.78%	826.43	3,714.00	-2,887.57	22.25%	11,146.00
5140 · Legal Expense	1,827.00	39.00	1,788.00	4,684.62%	2,167.00	151.00	2,016.00	1,435.1%	463.00
5150 · Office Supplies	993.34	444.00	549.34	223.73%	2,392.48	1,771.00	621.48	135.09%	5,323.00
5155 · Bank Service Charges	62.60	46.00	16.60	136.09%	426.29	189.00	237.29	225.55%	557.00
5160 · Other Administrative Expense	1,849.38	1,146.00	703.38	161.38%	4,697.93	4,585.00	112.93	102.46%	13,753.00
5165 · Coffee and DVD	196.50	812.00	-615.50	24.2%	2,081.67	3,242.00	-1,160.33	64.21%	9,738.00
Total 5100 · Administrative Expenses	9,017.75	7,086.00	1,931.75	127.26%	26,391.80	28,332.00	-1,940.20	93.15%	85,020.00
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,119.00	-83.83	97.97%	16,140.68	16,475.00	-334.32	97.97%	49,427.00
5220 · Personal Property Tax	0.00	20.00	-20.00	0.0%	0.00	74.00	-74.00	0.0%	234.00
Total 5200 · Operating Insurance and Taxes	4,035.17	4,139.00	-103.83	97.49%	16,140.68	16,549.00	-408.32	97.53%	49,661.00
5300 · Maintenance Expense									
5310 · Painting / Drywall	0.00	260.00	-260.00	0.0%	416.51	1,040.00	-623.49	40.05%	3,120.00

Simba Run Condominium Association
 Operating Fund Statement
 December 2019

	<u>Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep - Dec 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
5315 · Landscaping & Grounds	140.00	662.00	-522.00	21.15%	1,828.60	2,651.00	-822.40	68.98%	7,947.00
5320 · Snow Removal	1,466.00	1,131.00	335.00	129.62%	2,716.00	4,529.00	-1,813.00	59.97%	13,577.00
5325 · Garage Expense	0.00	64.00	-64.00	0.0%	1,680.16	257.00	1,423.16	653.76%	769.00
5330 · Carpet Cleaning	0.00	49.00	-49.00	0.0%	0.00	192.00	-192.00	0.0%	584.00
5335 · Elevator Expense	1,872.02	2,244.00	-371.98	83.42%	7,554.10	8,977.00	-1,422.90	84.15%	26,929.00
5340 · Lighting Expense	917.56	54.00	863.56	1,699.19%	917.56	219.00	698.56	418.98%	651.00
5345 · Keys & Locks	0.00	49.00	-49.00	0.0%	1,030.26	196.00	834.26	525.64%	588.00
5360 · Exterior Building Maintenance	955.00	1,441.00	-486.00	66.27%	3,478.00	5,764.00	-2,286.00	60.34%	17,292.00
5370 · Interior Repairs & Maintenance	555.62	1,079.00	-523.38	51.49%	4,411.08	4,311.00	100.08	102.32%	12,943.00
5375 · Miscellaneous	0.00	79.00	-79.00	0.0%	0.00	315.00	-315.00	0.0%	947.00
5380 · Outside Maintenance Services	320.00	810.00	-490.00	39.51%	6,953.20	3,238.00	3,715.20	214.74%	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	6,226.20	7,922.00	-1,695.80	78.59%	30,985.47	31,689.00	-703.53	97.78%	95,065.00
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	1,901.08	1,411.00	490.08	134.73%	6,207.03	5,643.00	564.03	110.0%	16,931.00
5430 · Firewood	700.00	71.00	629.00	985.92%	937.06	289.00	648.06	324.24%	857.00
Total 5400 · Amenities	2,601.08	1,482.00	1,119.08	175.51%	7,144.09	5,932.00	1,212.09	120.43%	17,788.00
5500 · Fire and Protection									
5520 · Alarm Monitoring	0.00	165.00	-165.00	0.0%	241.00	660.00	-419.00	36.52%	1,980.00
5530 · Smoke Detectors / Extinguisher	0.00	247.00	-247.00	0.0%	763.14	985.00	-221.86	77.48%	2,961.00
5540 · Sprinkler System	0.00	536.00	-536.00	0.0%	2,565.00	2,144.00	421.00	119.64%	6,432.00
Total 5500 · Fire and Protection	0.00	948.00	-948.00	0.0%	3,569.14	3,789.00	-219.86	94.2%	11,373.00
5600 · Utilities									
5610 · Electricity	6,217.10	7,045.00	-827.90	88.25%	19,604.59	23,613.00	-4,008.41	83.03%	69,951.00
5620 · Gas Expense	3,096.11	2,901.00	195.11	106.73%	6,372.30	6,651.00	-278.70	95.81%	21,358.00
5630 · Water & Sewer	8,666.49	8,265.00	401.49	104.86%	28,658.04	32,286.00	-3,627.96	88.76%	82,165.00
5640 · Trash Removal	1,138.84	389.00	749.84	292.76%	5,076.26	2,024.00	3,052.26	250.8%	10,512.00
5650 · Cable TV Expense	5,788.67	5,909.00	-120.33	97.96%	23,154.68	23,637.00	-482.32	97.96%	70,909.00
5660 · Telephone Expense	738.01	444.00	294.01	166.22%	3,165.57	1,778.00	1,387.57	178.04%	5,330.00
Total 5600 · Utilities	25,645.22	24,953.00	692.22	102.77%	86,031.44	89,989.00	-3,957.56	95.6%	260,225.00
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	0.00	2,833.00	-2,833.00	0.0%	633.21	5,668.00	-5,034.79	11.17%	17,000.00
5720 · Bus License & Fees	209.98	94.00	115.98	223.38%	209.98	382.00	-172.02	54.97%	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%	2,652.00	749.00	1,903.00	354.07%	2,245.00
Total 5700 · Transportation	209.98	3,114.00	-2,904.02	6.74%	3,495.19	6,799.00	-3,303.81	51.41%	20,379.00
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	796.64	776.00	20.64	102.66%	3,153.10	3,106.00	47.10	101.52%	9,314.00

Simba Run Condominium Association
 Operating Fund Statement
 December 2019

	<u>Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep - Dec 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	192.00	-192.00	0.0%	0.00	768.00	-768.00	0.0%	2,304.00
Total 5800 · Manager Housing	796.64	968.00	-171.36	82.3%	3,153.10	3,874.00	-720.90	81.39%	11,618.00
5900 · Depreciation Expense	2,638.85	2,004.00	634.85	131.68%	10,555.44	8,017.00	2,538.44	131.66%	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	<u>76,837.53</u>	<u>77,727.00</u>	<u>-889.47</u>	<u>98.86%</u>	<u>264,945.18</u>	<u>270,215.00</u>	<u>-5,269.82</u>	<u>98.05%</u>	<u>879,555.00</u>
Fund Surplus/-Deficit	<u>-39.61</u>	<u>-2,465.00</u>	<u>2,425.39</u>	<u>1.61%</u>	<u>28,703.44</u>	<u>24,317.00</u>	<u>4,386.44</u>	<u>118.04%</u>	<u>8,204.00</u>
Beginnig Fund Balance					14,182.32				
Ending Fund Balance					42,885.76				

Simba Run Condominium Association
 Capital Fund Statement
 September through December 2019

	<u>Sep - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	50,000.00	50,000.00	0.00	100.0%
4500 · Interest Earned	244.33	0.00	244.33	100.0%
Total Income	<u>50,244.33</u>	<u>50,000.00</u>	<u>244.33</u>	<u>100.49%</u>
Gross Profit	50,244.33	50,000.00	244.33	100.49%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	0.00	6,000.00	-6,000.00	0.0%
6020 · Garage & Associated	6,009.35	42,800.00	-36,790.65	14.04%
6030 · Exterior & Associated	46,045.05	36,523.00	9,522.05	126.07%
6040 · Interior & Associated	11,725.13	53,250.00	-41,524.87	22.02%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	152,144.00	735,000.00	-582,856.00	20.7%
6050 · Mechanical & Associated - Other	0.00	7,500.00	-7,500.00	0.0%
Total 6050 · Mechanical & Associated	<u>152,144.00</u>	<u>742,500.00</u>	<u>-590,356.00</u>	<u>20.49%</u>
6060 · Miscellaneous	0.00	6,000.00	-6,000.00	0.0%
Total 6000 · Capital Reserve Expense	<u>215,923.53</u>	<u>887,073.00</u>	<u>-671,149.47</u>	<u>24.34%</u>
Total Expense	<u>215,923.53</u>	<u>887,073.00</u>	<u>-671,149.47</u>	<u>24.34%</u>
Fund Surplus/-Deficit	<u>-165,679.20</u>	<u>-837,073.00</u>	<u>671,393.80</u>	<u>19.79%</u>
Beginnig Fund Balance	316,916.87			
Ending Fund Balance	151,237.67			