

Simba Run Condominium Association
 Balance Sheet
 As of February 29, 2020

Feb 29, 20

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating	120,925.38
1010 · U.S. Bank - Operating Reserve	16,397.11
1100 · Capital Reserve - 1st Bank	<u>21,292.77</u>

Total Checking/Savings 158,615.26

Accounts Receivable

1200 · Accounts Receivable	<u>331,359.25</u>
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Total Accounts Receivable 331,359.25

Other Current Assets

1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	17,248.58
1413 · Prepaid Insurance - WC	138.04
1420 · Prepaid Elevator Service	<u>1,319.01</u>

Total 1400 · Prepaid Expenses 18,705.63

Total Other Current Assets 20,905.63

Total Current Assets 510,880.14

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	-92,947.50
1592 · Accum Depr - Buses	-27,717.58
1593 · Accum Depr - Furn & Equip	-383,689.73
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>

Total 1590 · Accumulated Depreciation -506,707.71

Total Fixed Assets 192,774.69

TOTAL ASSETS 703,654.83

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>24,658.51</u>
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Total Accounts Payable 24,658.51

Other Current Liabilities

2105 · Payroll Withholding	
2106 · Federal Withholding	2,737.84
2107 · State Withholding	1,015.00
2108 · SUTA Withholding	480.44
2109 · FUTA Withholding	<u>372.91</u>

Total 2105 · Payroll Withholding 4,606.19

2200 · Payable to SRR -6,990.38

2450 · Accrued Expenses 9,350.00

2460 · Parking Liability 11,223.05

Total Other Current Liabilities 18,188.86

Total Current Liabilities 42,847.37

Total Liabilities 42,847.37

Equity

3100 · Working Capital 78,021.06

3200 · Owner Equity - Operations -10,738.12

3300 · Capital Reserve

 3390 · Capital Reserve Fund Balance 593,524.52

Total 3300 · Capital Reserve 593,524.52

Total Equity 660,807.46

TOTAL LIABILITIES & EQUITY 703,654.83

Simba Run Condominium Association
 Operating Fund Statement
 February 2020

	Feb 20	Budget	\$ Over Budget	% of Budget	Sep '19 - Feb 20	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	59,953.16	59,669.00	284.16	100.48%	356,606.28	358,010.00	-1,403.72	99.61%	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	22.50	1,000.00	-977.50	2.25%	4,101.59	6,000.00	-1,898.41	68.36%	12,000.00
4450 · Owner Maintenance	-157.44	417.00	-574.44	-37.76%	5,104.17	2,498.00	2,606.17	204.33%	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%	7,500.00	7,500.00	0.00	100.0%	15,000.00
4615 · SRR FD Manager Support	1,750.00	1,750.00	0.00	100.0%	10,500.00	10,500.00	0.00	100.0%	21,000.00
4635 · Infrastructure Support - SRR	8,474.00	8,297.00	177.00	102.13%	50,844.00	49,778.00	1,066.00	102.14%	99,560.00
4636 · Infrastructure Support - RBO	5,053.86	2,814.00	2,239.86	179.6%	6,850.50	10,120.00	-3,269.50	67.69%	17,287.00
4640 · Firewood Income	270.00	157.00	113.00	171.98%	1,015.50	946.00	69.50	107.35%	1,888.00
Total Income	76,616.08	75,354.00	1,262.08	101.68%	442,522.04	445,352.00	-2,829.96	99.37%	887,759.00
Gross Profit	76,616.08	75,354.00	1,262.08	101.68%	442,522.04	445,352.00	-2,829.96	99.37%	887,759.00
Expense									
Total 5005 · SRCA Payroll	27,404.79	27,014.00	390.79	101.45%	140,051.22	135,091.00	4,960.22	103.67%	273,966.00
5020 · FICA Expense - Simba portion	1,924.05	2,080.00	-155.95	92.5%	10,032.30	10,403.00	-370.70	96.44%	21,096.00
5035 · Unemployment Taxes	310.33	243.00	67.33	127.71%	1,236.50	1,217.00	19.50	101.6%	2,466.00
5040 · Workman's Comp Insurance	822.25	675.00	147.25	121.82%	2,927.16	3,377.00	-449.84	86.68%	6,849.00
Total 5000 · Payroll	30,461.42	30,012.00	449.42	101.5%	154,247.18	150,088.00	4,159.18	102.77%	304,377.00
5100 · Administrative Expenses									
5110 · Managment Fee	2,420.00	2,420.00	0.00	100.0%	13,640.00	14,520.00	-880.00	93.94%	29,040.00
5120 · Accounting Expense	1,590.00	1,250.00	340.00	127.2%	7,840.00	7,500.00	340.00	104.53%	15,000.00
5130 · Professional Services	615.00	929.00	-314.00	66.2%	8,610.18	5,572.00	3,038.18	154.53%	11,146.00
5140 · Legal Expense	0.00	39.00	-39.00	0.0%	2,401.50	229.00	2,172.50	1,048.69%	463.00
5150 · Office Supplies	511.79	444.00	67.79	115.27%	3,253.72	2,659.00	594.72	122.37%	5,323.00
5155 · Bank Service Charges	70.44	46.00	24.44	153.13%	2,404.63	281.00	2,123.63	855.74%	557.00
5160 · Other Administrative Expense	3,200.11	1,146.00	2,054.11	279.24%	10,008.83	6,877.00	3,131.83	145.54%	13,753.00
5165 · Coffee and DVD	428.32	812.00	-383.68	52.75%	2,946.69	4,866.00	-1,919.31	60.56%	9,738.00

Simba Run Condominium Association
 Operating Fund Statement
 February 2020

	Feb 20	Budget	\$ Over Budget	% of Budget	Sep '19 - Feb 20	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total 5100 · Administrative Expenses	8,835.66	7,086.00	1,749.66	124.69%	51,105.55	42,504.00	8,601.55	120.24%	85,020.00
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,119.00	-83.83	97.97%	24,211.02	24,713.00	-501.98	97.97%	49,427.00
5220 · Personal Property Tax	0.00	20.00	-20.00	0.0%	179.44	114.00	65.44	157.4%	234.00
Total 5200 · Operating Insurance and Taxes	4,035.17	4,139.00	-103.83	97.49%	24,390.46	24,827.00	-436.54	98.24%	49,661.00
5300 · Maintenance Expense									
5310 · Painting / Drywall	0.00	260.00	-260.00	0.0%	416.51	1,560.00	-1,143.49	26.7%	3,120.00
5315 · Landscaping & Grounds	100.00	662.00	-562.00	15.11%	1,928.60	3,975.00	-2,046.40	48.52%	7,947.00
5320 · Snow Removal	2,054.00	1,131.00	923.00	181.61%	8,417.62	6,791.00	1,626.62	123.95%	13,577.00
5325 · Garage Expense	2,727.20	64.00	2,663.20	4,261.25%	4,407.36	385.00	4,022.36	1,144.77%	769.00
5330 · Carpet Cleaning	0.00	49.00	-49.00	0.0%	0.00	290.00	-290.00	0.0%	584.00
5335 · Elevator Expense	354.05	2,244.00	-1,889.95	15.78%	9,780.17	13,465.00	-3,684.83	72.63%	26,929.00
5340 · Lighting Expense	0.00	54.00	-54.00	0.0%	917.56	327.00	590.56	280.6%	651.00
5345 · Keys & Locks	2,395.72	49.00	2,346.72	4,889.22%	3,617.90	294.00	3,323.90	1,230.58%	588.00
5360 · Exterior Building Maintenance	787.00	1,441.00	-654.00	54.62%	5,052.00	8,646.00	-3,594.00	58.43%	17,292.00
5370 · Interior Repairs & Maintenance	1,257.13	1,079.00	178.13	116.51%	6,288.91	6,469.00	-180.09	97.22%	12,943.00
5375 · Miscellaneous	0.00	79.00	-79.00	0.0%	0.00	473.00	-473.00	0.0%	947.00
5380 · Outside Maintenance Services	251.80	810.00	-558.20	31.09%	7,205.00	4,858.00	2,347.00	148.31%	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	9,926.90	7,922.00	2,004.90	125.31%	48,031.63	47,533.00	498.63	101.05%	95,065.00
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	1,081.34	1,411.00	-329.66	76.64%	8,556.52	8,465.00	91.52	101.08%	16,931.00
5430 · Firewood	0.00	71.00	-71.00	0.0%	937.06	431.00	506.06	217.42%	857.00
Total 5400 · Amenities	1,081.34	1,482.00	-400.66	72.97%	9,493.58	8,896.00	597.58	106.72%	17,788.00
5500 · Fire and Protection									
5520 · Alarm Monitoring	0.00	165.00	-165.00	0.0%	241.00	990.00	-749.00	24.34%	1,980.00
5530 · Smoke Detectors / Extinguisher	0.00	247.00	-247.00	0.0%	763.14	1,479.00	-715.86	51.6%	2,961.00
5540 · Sprinkler System	0.00	536.00	-536.00	0.0%	3,150.00	3,216.00	-66.00	97.95%	6,432.00
Total 5500 · Fire and Protection	0.00	948.00	-948.00	0.0%	4,154.14	5,685.00	-1,530.86	73.07%	11,373.00

Simba Run Condominium Association
 Operating Fund Statement
 February 2020

	Feb 20	Budget	\$ Over Budget	% of Budget	Sep '19 - Feb 20	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5600 · Utilities									
5610 · Electricity	8,146.26	9,282.00	-1,135.74	87.76%	36,912.11	44,156.00	-7,243.89	83.6%	69,951.00
5620 · Gas Expense	2,020.05	3,542.00	-1,521.95	57.03%	10,314.02	14,239.00	-3,924.98	72.44%	21,358.00
5630 · Water & Sewer	7,344.70	8,446.00	-1,101.30	86.96%	43,202.74	49,530.00	-6,327.26	87.23%	82,165.00
5640 · Trash Removal	1,106.54	1,253.00	-146.46	88.31%	7,338.50	4,079.00	3,259.50	179.91%	10,512.00
5650 · Cable TV Expense	6,066.09	5,909.00	157.09	102.66%	35,002.64	35,455.00	-452.36	98.72%	70,909.00
5660 · Telephone Expense	704.54	444.00	260.54	158.68%	4,906.19	2,666.00	2,240.19	184.03%	5,330.00
Total 5600 · Utilities	25,388.18	28,876.00	-3,487.82	87.92%	137,676.20	150,125.00	-12,448.80	91.71%	260,225.00
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	4,828.92	2,833.00	1,995.92	170.45%	7,724.00	11,334.00	-3,610.00	68.15%	17,000.00
5720 · Bus License & Fees	0.00	94.00	-94.00	0.0%	771.66	570.00	201.66	135.38%	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	1,123.00	1,529.00	236.15%	2,245.00
Total 5700 · Transportation	4,828.92	3,114.00	1,714.92	155.07%	11,147.66	13,027.00	-1,879.34	85.57%	20,379.00
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	5,526.64	776.00	4,750.64	712.2%	9,476.38	4,658.00	4,818.38	203.44%	9,314.00
5840 · Manager Unit Real Estate Taxes	0.00	192.00	-192.00	0.0%	1,886.56	1,152.00	734.56	163.76%	2,304.00
Total 5800 · Manager Housing	5,526.64	968.00	4,558.64	570.93%	11,362.94	5,810.00	5,552.94	195.58%	11,618.00
5900 · Depreciation Expense	2,638.85	2,004.00	634.85	131.68%	15,833.14	12,025.00	3,808.14	131.67%	24,049.00
5950 · Restore Reserve	0.00				0.00	0.00	0.00	0.0%	0.00
Total Expense	92,723.08	86,551.00	6,172.08	107.13%	467,442.48	460,520.00	6,922.48	101.5%	879,555.00
Fund Surplus/-Deficit	-16,107.00	-11,197.00	-4,910.00	143.85%	-24,920.44	-15,168.00	-9,752.44	164.3%	8,204.00
Beginnig Fund Balance					14,182.32				
Ending Fund Balance					-10,738.12				

Simba Run Condominium Association
 Capital Fund Statement
 September 2019 through February 2020

	<u>Sep '19 - Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	75,000.00	75,000.00	0.00	100.0%
4070 · Elevator Special Assessment	430,000.00	430,000.00	0.00	100.0%
4500 · Interest Earned	253.78	0.00	253.78	100.0%
Total Income	<u>505,253.78</u>	<u>505,000.00</u>	<u>253.78</u>	<u>100.05%</u>
Gross Profit	505,253.78	505,000.00	253.78	100.05%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	0.00	6,000.00	-6,000.00	0.0%
6020 · Garage & Associated	13,603.95	42,800.00	-29,196.05	31.79%
6030 · Exterior & Associated	48,045.05	36,523.00	11,522.05	131.55%
6040 · Interior & Associated	11,725.13	53,250.00	-41,524.87	22.02%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	155,272.00	735,000.00	-579,728.00	21.13%
6050 · Mechanical & Associated - Other	0.00	7,500.00	-7,500.00	0.0%
Total 6050 · Mechanical & Associated	<u>155,272.00</u>	<u>742,500.00</u>	<u>-587,228.00</u>	<u>20.91%</u>
6060 · Miscellaneous	0.00	6,000.00	-6,000.00	0.0%
Total 6000 · Capital Reserve Expense	<u>228,646.13</u>	<u>887,073.00</u>	<u>-658,426.87</u>	<u>25.78%</u>
Total Expense	<u>228,646.13</u>	<u>887,073.00</u>	<u>-658,426.87</u>	<u>25.78%</u>
Fund Surplus/-Deficit	<u>276,607.65</u>	<u>-382,073.00</u>	<u>658,680.65</u>	<u>-72.4%</u>
Beginnig Fund Balance	316,916.87			
Ending Fund Balance	593,524.52			