

Simba Run Condominium Association
 Balance Sheet
 As of April 30, 2020

Apr 30, 20

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating	376,874.05
1010 · U.S. Bank - Operating Reserve	13,176.64
1100 · Capital Reserve - 1st Bank	<u>21,296.26</u>

Total Checking/Savings 411,346.95

Accounts Receivable

1200 · Accounts Receivable	<u>63,471.29</u>
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Total Accounts Receivable 63,471.29

Other Current Assets

1235 · Other A/R	1,250.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	32,504.94
1413 · Prepaid Insurance - WC	685.54
1420 · Prepaid Elevator Service	<u>1,319.01</u>

Total 1400 · Prepaid Expenses 34,509.49

Total Other Current Assets 37,959.49

Total Current Assets 512,777.73

Fixed Assets

1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	86,972.16
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	-94,567.50
1592 · Accum Depr - Buses	-30,101.88
1593 · Accum Depr - Furn & Equip	-384,963.13
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>

Total 1590 · Accumulated Depreciation -511,985.41

Total Fixed Assets 188,636.14

TOTAL ASSETS 701,413.87

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>28,928.31</u>
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Total Accounts Payable 28,928.31

Other Current Liabilities

2105 · Payroll Withholding	
2107 · State Withholding	557.00
2108 · SUTA Withholding	27.29
2109 · FUTA Withholding	<u>4.15</u>

Total 2105 · Payroll Withholding 588.44

2200 · Payable to SRR 3,744.94

2450 · Accrued Expenses 1,225.00

Total Other Current Liabilities 5,558.38

Total Current Liabilities 34,486.69

Total Liabilities 34,486.69

Equity

3100 · Working Capital 78,021.06

3200 · Owner Equity - Operations -16,329.91

3300 · Capital Reserve

 3390 · Capital Reserve Fund Balance 605,236.03

Total 3300 · Capital Reserve 605,236.03

Total Equity 666,927.18

TOTAL LIABILITIES & EQUITY 701,413.87

Simba Run Condominium Association
 Operating Fund Statement
 April 2020

	Apr 20	Budget	\$ Over Budget	% of Budget	Sep '19 - Apr 20	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	59,953.16	59,669.00	284.16	100.48%	476,512.60	477,348.00	-835.40	99.83%	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	-35.61	1,000.00	-1,035.61	-3.56%	4,065.98	8,000.00	-3,934.02	50.83%	12,000.00
4450 · Owner Maintenance	-87.55	417.00	-504.55	-21.0%	4,203.55	3,332.00	871.55	126.16%	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%	10,000.00	10,000.00	0.00	100.0%	15,000.00
4615 · SRR FD Manager Support	0.00	1,750.00	-1,750.00	0.0%	12,250.00	14,000.00	-1,750.00	87.5%	21,000.00
4635 · Infrastructure Support - SRR	0.00	8,297.00	-8,297.00	0.0%	55,081.00	66,372.00	-11,291.00	82.99%	99,560.00
4636 · Infrastructure Support - RBO	0.00	368.00	-368.00	0.0%	7,908.90	14,133.00	-6,224.10	55.96%	17,287.00
4640 · Firewood Income	0.00	157.00	-157.00	0.0%	1,115.50	1,260.00	-144.50	88.53%	1,888.00
Total Income	61,080.00	72,908.00	-11,828.00	83.78%	571,137.53	594,445.00	-23,307.47	96.08%	887,759.00
Gross Profit	61,080.00	72,908.00	-11,828.00	83.78%	571,137.53	594,445.00	-23,307.47	96.08%	887,759.00
Expense									
Total 5005 · SRCA Payroll	13,868.64	35,186.00	-21,317.36	39.42%	185,634.19	197,291.00	-11,656.81	94.09%	273,966.00
5020 · FICA Expense - Simba portion	1,060.94	2,709.00	-1,648.06	39.16%	13,323.74	15,192.00	-1,868.26	87.7%	21,096.00
5035 · Unemployment Taxes	29.49	317.00	-287.51	9.3%	1,595.29	1,777.00	-181.71	89.77%	2,466.00
5040 · Workman's Comp Insurance	-1,879.75	880.00	-2,759.75	-213.61%	1,869.66	4,932.00	-3,062.34	37.91%	6,849.00
Total 5000 · Payroll	13,079.32	39,092.00	-26,012.68	33.46%	202,422.88	219,192.00	-16,769.12	92.35%	304,377.00
5100 · Administrative Expenses									
5110 · Management Fee	2,420.00	2,420.00	0.00	100.0%	18,480.00	19,360.00	-880.00	95.46%	29,040.00
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	10,340.00	10,000.00	340.00	103.4%	15,000.00
5130 · Professional Services	0.00	929.00	-929.00	0.0%	8,735.18	7,430.00	1,305.18	117.57%	11,146.00
5140 · Legal Expense	0.00	39.00	-39.00	0.0%	2,631.50	307.00	2,324.50	857.17%	463.00
5150 · Office Supplies	200.41	444.00	-243.59	45.14%	3,807.61	3,547.00	260.61	107.35%	5,323.00
5155 · Bank Service Charges	45.30	46.00	-0.70	98.48%	2,466.62	373.00	2,093.62	661.29%	557.00
5160 · Other Administrative Expense	0.00	1,146.00	-1,146.00	0.0%	11,934.63	9,169.00	2,765.63	130.16%	13,753.00
5165 · Coffee and DVD	217.52	812.00	-594.48	26.79%	4,071.72	6,490.00	-2,418.28	62.74%	9,738.00
Total 5100 · Administrative Expenses	4,133.23	7,086.00	-2,952.77	58.33%	62,467.26	56,676.00	5,791.26	110.22%	85,020.00
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,119.00	-83.83	97.97%	32,281.36	32,951.00	-669.64	97.97%	49,427.00
5220 · Personal Property Tax	0.00	20.00	-20.00	0.0%	179.44	154.00	25.44	116.52%	234.00
Total 5200 · Operating Insurance and Taxes	4,035.17	4,139.00	-103.83	97.49%	32,460.80	33,105.00	-644.20	98.05%	49,661.00
5300 · Maintenance Expense									
5310 · Painting / Drywall	1,571.47	260.00	1,311.47	604.41%	2,034.46	2,080.00	-45.54	97.81%	3,120.00
5315 · Landscaping & Grounds	13.26	662.00	-648.74	2.0%	2,161.86	5,299.00	-3,137.14	40.8%	7,947.00
5320 · Snow Removal	1,250.00	1,131.00	119.00	110.52%	11,899.21	9,053.00	2,846.21	131.44%	13,577.00
5325 · Garage Expense	164.94	64.00	100.94	257.72%	5,039.80	513.00	4,526.80	982.42%	769.00
5330 · Carpet Cleaning	876.20	49.00	827.20	1,788.16%	876.20	388.00	488.20	225.83%	584.00
5335 · Elevator Expense	0.00	2,244.00	-2,244.00	0.0%	9,780.17	17,953.00	-8,172.83	54.48%	26,929.00
5340 · Lighting Expense	0.00	54.00	-54.00	0.0%	917.56	435.00	482.56	210.93%	651.00
5345 · Keys & Locks	0.00	49.00	-49.00	0.0%	3,617.90	392.00	3,225.90	922.93%	588.00
5360 · Exterior Building Maintenance	691.00	1,441.00	-750.00	47.95%	6,554.00	11,528.00	-4,974.00	56.85%	17,292.00

Simba Run Condominium Association
 Operating Fund Statement
 April 2020

	Apr 20	Budget	\$ Over Budget	% of Budget	Sep '19 - Apr 20	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5370 · Interior Repairs & Maintenance	660.01	1,079.00	-418.99	61.17%	8,747.27	8,627.00	120.27	101.39%	12,943.00
5375 · Miscellaneous	0.00	79.00	-79.00	0.0%	0.00	631.00	-631.00	0.0%	947.00
5380 · Outside Maintenance Services	0.00	810.00	-810.00	0.0%	7,205.00	6,478.00	727.00	111.22%	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	5,226.88	7,922.00	-2,695.12	65.98%	58,833.43	63,377.00	-4,543.57	92.83%	95,065.00
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	427.99	1,411.00	-983.01	30.33%	11,389.35	11,287.00	102.35	100.91%	16,931.00
5430 · Firewood	0.00	71.00	-71.00	0.0%	1,297.06	573.00	724.06	226.36%	857.00
Total 5400 · Amenities	427.99	1,482.00	-1,054.01	28.88%	12,686.41	11,860.00	826.41	106.97%	17,788.00
5500 · Fire and Protection									
5520 · Alarm Monitoring	72.00	165.00	-93.00	43.64%	361.00	1,320.00	-959.00	27.35%	1,980.00
5530 · Smoke Detectors / Extinguisher	0.00	247.00	-247.00	0.0%	763.14	1,973.00	-1,209.86	38.68%	2,961.00
5540 · Sprinkler System	0.00	536.00	-536.00	0.0%	3,150.00	4,288.00	-1,138.00	73.46%	6,432.00
Total 5500 · Fire and Protection	72.00	948.00	-876.00	7.6%	4,274.14	7,581.00	-3,306.86	56.38%	11,373.00
5600 · Utilities									
5610 · Electricity	4,487.00	6,845.00	-2,358.00	65.55%	48,100.41	60,181.00	-12,080.59	79.93%	69,951.00
5620 · Gas Expense	-330.21	3,109.00	-3,439.21	-10.62%	12,018.60	19,839.00	-7,820.40	60.58%	21,358.00
5630 · Water & Sewer	6,777.50	8,679.00	-1,901.50	78.09%	57,834.44	66,987.00	-9,152.56	86.34%	82,165.00
5640 · Trash Removal	1,354.79	1,027.00	327.79	131.92%	9,881.20	6,697.00	3,184.20	147.55%	10,512.00
5650 · Cable TV Expense	6,066.09	5,909.00	157.09	102.66%	47,134.82	47,273.00	-138.18	99.71%	70,909.00
5660 · Telephone Expense	838.35	444.00	394.35	188.82%	6,740.78	3,554.00	3,186.78	189.67%	5,330.00
Total 5600 · Utilities	19,193.52	26,013.00	-6,819.48	73.78%	181,710.25	204,531.00	-22,820.75	88.84%	260,225.00
5700 · Transportation									
5710 · Bus Gas / Repair / Maintenance	43.65	2,833.00	-2,789.35	1.54%	9,303.87	17,000.00	-7,696.13	54.73%	17,000.00
5720 · Bus License & Fees	0.00	94.00	-94.00	0.0%	771.66	758.00	13.66	101.8%	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	1,497.00	1,155.00	177.15%	2,245.00
Total 5700 · Transportation	43.65	3,114.00	-3,070.35	1.4%	12,727.53	19,255.00	-6,527.47	66.1%	20,379.00
5800 · Manager Housing									
5820 · Manager Unit Condo Fees	796.64	776.00	20.64	102.66%	11,069.66	6,210.00	4,859.66	178.26%	9,314.00
5840 · Manager Unit Real Estate Taxes	0.00	192.00	-192.00	0.0%	1,886.56	1,536.00	350.56	122.82%	2,304.00
Total 5800 · Manager Housing	796.64	968.00	-171.36	82.3%	12,956.22	7,746.00	5,210.22	167.26%	11,618.00
5900 · Depreciation Expense	2,638.85	2,004.00	634.85	131.68%	21,110.84	16,033.00	5,077.84	131.67%	24,049.00
5950 · Restore Reserve	0.00				0.00	0.00	0.00	0.0%	0.00
Total Expense	49,647.25	92,768.00	-43,120.75	53.52%	601,649.76	639,356.00	-37,706.24	94.1%	879,555.00
Fund Surplus/-Deficit	11,432.75	-19,860.00	31,292.75	-57.57%	-30,512.23	-44,911.00	14,398.77	67.94%	8,204.00
Beginnig Fund Balance					14,182.32				
Ending Fund Balance					-16,329.91				

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

	<u>Sep '19 - Apr 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	100,000.00	100,000.00	0.00	100.0%
4070 · Elevator Special Assessment	430,000.00	430,000.00	0.00	100.0%
4500 · Interest Earned	257.27	0.00	257.27	100.0%
Total Income	530,257.27	530,000.00	257.27	100.05%
Gross Profit	530,257.27	530,000.00	257.27	100.05%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	2,884.00	6,000.00	-3,116.00	48.07%
6020 · Garage & Associated	16,043.95	42,800.00	-26,756.05	37.49%
6030 · Exterior & Associated	48,045.05	36,523.00	11,522.05	131.55%
6040 · Interior & Associated	15,829.11	53,250.00	-37,420.89	29.73%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	156,328.00	735,000.00	-578,672.00	21.27%
6050 · Mechanical & Associated - Other	2,808.00	7,500.00	-4,692.00	37.44%
Total 6050 · Mechanical & Associated	159,136.00	742,500.00	-583,364.00	21.43%
6060 · Miscellaneous	0.00	6,000.00	-6,000.00	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	241,938.11	887,073.00	-645,134.89	27.27%
Total Expense	241,938.11	887,073.00	-645,134.89	27.27%
Fund Surplus/-Deficit	288,319.16	-357,073.00	645,392.16	-80.75%
Beginnig Fund Balance	316,916.87			
Ending Fund Balance	605,236.03			

Simba Run Condominium Association
A/P Aging Summary
As of April 30, 2020

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
A-Peak, Inc.	2,440.00	0.00	0.00	0.00	0.00	2,440.00
Avalanche Property Maintenance and Servic	0.00	312.00	0.00	0.00	0.00	312.00
CenterPoint Energy Services Retail, LLC	994.79	0.00	0.00	0.00	0.00	994.79
Century Link	0.00	632.96	0.00	0.00	0.00	632.96
Eagle River Water & Sanitation	6,777.50	0.00	0.00	0.00	0.00	6,777.50
High Country Cleaning	876.20	0.00	0.00	0.00	0.00	876.20
Holy Cross Energy	4,487.00	0.00	0.00	0.00	0.00	4,487.00
Home Depot Credit Services	137.06	0.00	0.00	0.00	0.00	137.06
McNeill Property Management	0.00	1,140.65	0.00	0.00	0.00	1,140.65
Sherwin Williams	1,234.15	0.00	0.00	0.00	0.00	1,234.15
Tolin Mechanical Systems Company	5,692.00	595.00	0.00	0.00	0.00	6,287.00
US Bank	0.00	1,666.23	0.00	0.00	0.00	1,666.23
Vail Financial Services	1,378.10	0.00	0.00	0.00	0.00	1,378.10
Vail Valley Ace	409.28	0.00	0.00	0.00	0.00	409.28
Voice Text Interactive	155.39	0.00	0.00	0.00	0.00	155.39
TOTAL	<u>24,581.47</u>	<u>4,346.84</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,928.31</u>