

Simba Run Condominium Association
Balance Sheet
As of October 31, 2021

	Oct 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	104,830.52
1100 · Capital Reserve - 1st Bank	21,301.76
Total Checking/Savings	126,132.28
Accounts Receivable	
1200 · Accounts Receivable	-3,242.77
Total Accounts Receivable	-3,242.77
Other Current Assets	
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	12,899.37
1413 · Prepaid Insurance - WC	-1,644.50
Total 1400 · Prepaid Expenses	11,254.87
Total Other Current Assets	13,454.87
Total Current Assets	136,344.38
Fixed Assets	
1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	96,544.16
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	-109,147.50
1592 · Accum Depr - Buses	-51,751.44
1593 · Accum Depr - Furn & Equip	-396,595.60
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	-559,847.44
Total Fixed Assets	150,346.11
TOTAL ASSETS	286,690.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	6,173.46
Total Accounts Payable	6,173.46
Other Current Liabilities	
Total 2105 · Payroll Withholding	261.43
2200 · Payable to SRR	4,938.69
2450 · Accrued Expenses	15,058.92
2460 · Parking Liability	850.00

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2100 · Accrued Payroll	0.00
Total Other Current Liabilities	21,109.04
Total Current Liabilities	27,282.50
Total Liabilities	27,282.50
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	106,973.28
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	74,413.65
Total 3300 · Capital Reserve	74,413.65
Total Equity	259,407.99
TOTAL LIABILITIES & EQUITY	286,690.49
	0.00

Simba Run Condominium Association
 Operating Fund Statement
 October 2021

	<u>Oct 21</u>	<u>Budget</u>	<u>Sep - Oct 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
4000 · Association Dues	59,953.16	59,953.00	119,906.32	119,907.00	719,438.00
4300 · Interest Charges	1,899.25	0.00	3,610.14	0.00	0.00
4400 · Late Charges	425.00	0.00	900.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	416.00	0.00	832.00	5,000.00
4450 · Owner Maintenance	1,485.54	541.66	2,820.59	1,083.31	6,500.00
4553 · Parking Fee	0.00	0.00	0.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	2,500.00	2,500.00	15,000.00
4635 · Services Support	1,610.00	3,935.34	3,987.00	7,870.70	47,224.00
4640 · Firewood Income	20.00	183.34	20.00	366.66	2,200.00
4905 · PPP Income	0.00	0.00	0.00	0.00	0.00
Total Income	<u>66,642.95</u>	<u>66,279.34</u>	<u>133,744.05</u>	<u>132,559.67</u>	<u>795,362.00</u>
Gross Profit	66,642.95	66,279.34	133,744.05	132,559.67	795,362.00
Expense					
5000 · Payroll					
5005 · SRCA Payroll					
5010 · Administrative & Maint Payroll	1,999.04	9,147.00	6,439.70	18,294.00	111,770.00
5013-1 · Night Houseman Payroll	0.00	2,133.00	450.00	4,266.00	26,600.00
5013 · Houseman Payroll	1,251.63	3,466.00	4,378.46	6,932.00	42,600.00
5016-1 · Second Shuttle Driver Payroll	0.00	0.00	0.00	0.00	9,160.00
5016-2 · Night Shuttle Payroll	0.00	0.00	0.00	0.00	13,320.00
5016 · Shuttle Driver Payroll	0.00	0.00	0.00	0.00	26,696.00
5017 · Front Desk Payroll	0.00	0.00	0.00	0.00	0.00
5030 · Seasonal Bonus	0.00		0.00		0.00
Total 5005 · SRCA Payroll	<u>3,250.67</u>	<u>14,746.00</u>	<u>11,268.16</u>	<u>29,492.00</u>	<u>230,146.00</u>
5020 · FICA Expense - Simba portion	516.09	1,422.00	862.27	2,844.00	17,071.00
5035 · Unemployment Taxes	3.41	134.00	8.27	268.00	1,608.00
5040 · Workman's Comp Insurance	822.25	500.00	1,644.50	1,000.00	6,000.00
Total 5000 · Payroll	<u>4,592.42</u>	<u>16,802.00</u>	<u>13,783.20</u>	<u>33,604.00</u>	<u>254,825.00</u>
5100 · Administrative Expenses					
5110 · Managment Fee	2,477.00	2,516.00	4,897.00	5,032.00	30,200.00
5120 · Accounting Expense	1,647.50	1,334.00	3,030.00	2,668.00	16,000.00
5130 · Professional Services	350.00	834.00	350.00	1,668.00	10,000.00
5140 · Legal Expense	0.00	333.00	0.00	666.00	4,000.00
5150 · Office Supplies	652.93	417.00	785.29	834.00	5,000.00
5155 · Bank Service Charges	27.62	83.00	36.88	166.00	1,000.00
5160 · Other Administrative Expense	159.83	625.00	159.83	1,250.00	7,500.00

Simba Run Condominium Association
 Operating Fund Statement
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	<u>Oct 21</u>	<u>Budget</u>	<u>Sep - Oct 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5165 · Lobby Expenses	59.61	209.00	59.61	418.00	2,500.00
Total 5100 · Administrative Expenses	5,374.49	6,351.00	9,318.61	12,702.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	4,035.17	4,417.00	8,070.34	8,834.00	53,000.00
5220 · Personal Property Tax	0.00	42.00	0.00	84.00	500.00
Total 5200 · Operating Insurance and Taxes	4,035.17	4,459.00	8,070.34	8,918.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	166.00	0.00	332.00	2,000.00
5315 · Landscaping & Grounds	774.78	833.00	1,114.53	1,667.00	5,000.00
5320 · Snow Removal	0.00	0.00	0.00	0.00	10,000.00
5325 · Garage Expense	0.00	500.00	0.00	1,000.00	6,000.00
5330 · Carpet Cleaning	0.00	208.00	0.00	416.00	2,500.00
5335 · Elevator Expense	432.00	500.00	864.00	1,000.00	6,000.00
5340 · Lighting Expense	0.00	83.00	0.00	167.00	1,000.00
5345 · Keys & Locks	0.00	292.00	0.00	584.00	3,500.00
5360 · Exterior Building Maintenance	522.50	1,000.00	1,117.50	2,000.00	12,000.00
5370 · Interior Repairs & Maintenance	821.50	1,000.00	4,220.53	2,000.00	12,000.00
5375 · Miscellaneous	0.00	0.00	0.00	0.00	0.00
5380 · Outside Maintenance Services	3,920.15	417.00	4,263.84	834.00	5,000.00
Total 5300 · Maintenance Expense	6,470.93	4,999.00	11,580.40	10,000.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	1,904.82	1,000.00	4,424.54	2,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,083.00	4,166.66	4,166.00	25,000.00
5420 · Lobby Expense	0.00	0.00	0.00	0.00	0.00
5430 · Firewood	375.00	166.00	375.00	332.00	2,000.00
5440 · Customer Relations / Amenities	0.00	0.00	0.00	0.00	0.00
Total 5400 · Amenities	4,363.15	3,249.00	8,966.20	6,498.00	39,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	0.00	42.00	0.00	84.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	160.00	200.00	1,200.00
5540 · Sprinkler System	0.00	208.00	0.00	416.00	2,500.00
Total 5500 · Fire and Protection	0.00	350.00	160.00	700.00	4,200.00

Simba Run Condominium Association
 Operating Fund Statement
 October 2021

	<u>Oct 21</u>	<u>Budget</u>	<u>Sep - Oct 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5600 · Utilities					
5610 · Electricity	3,250.00	5,000.00	6,412.68	10,000.00	60,000.00
5620 · Gas Expense	1,540.78	1,333.00	3,140.78	2,666.00	16,000.00
5630 · Water & Sewer	9,003.74	7,500.00	16,985.40	15,000.00	90,000.00
5640 · Trash Removal	683.99	1,084.00	2,033.82	2,168.00	13,000.00
5650 · Cable TV Expense	6,313.02	6,000.00	12,626.04	12,000.00	72,000.00
5660 · Telephone Expense	184.70	666.00	370.73	1,332.00	8,000.00
Total 5600 · Utilities	<u>20,976.23</u>	<u>21,583.00</u>	<u>41,569.45</u>	<u>43,166.00</u>	<u>259,000.00</u>
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	0.00	0.00	0.00	0.00	9,000.00
5720 · Bus License & Fees	0.00	0.00	0.00	0.00	1,000.00
5730 · Bus Lease	0.00	0.00	0.00	0.00	3,000.00
5740 · Bus Insurance	0.00	0.00	0.00	0.00	0.00
5750 · Track My Shuttle	519.56	0.00	519.56	0.00	3,000.00
Total 5700 · Transportation	<u>519.56</u>	<u>0.00</u>	<u>519.56</u>	<u>0.00</u>	<u>16,000.00</u>
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	797.00	1,593.28	1,594.00	9,564.00
5830 · Manager Unit Utilities	70.00	0.00	137.81	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	167.00	0.00	334.00	2,000.00
Total 5800 · Manager Housing	<u>866.64</u>	<u>964.00</u>	<u>1,731.09</u>	<u>1,928.00</u>	<u>11,564.00</u>
5900 · Depreciation Expense	2,638.85	2,639.00	5,277.70	5,278.00	31,667.00
Total Expense	<u>49,837.44</u>	<u>61,396.00</u>	<u>100,976.55</u>	<u>122,794.00</u>	<u>810,956.00</u>
Net Income	<u>16,805.51</u>	<u>4,883.34</u>	<u>32,767.50</u>	<u>9,765.67</u>	<u>-15,594.00</u>
Beginning Fund Balance			74,205.78		
Ending Fund Balance			106,973.28		

Simba Run Condominium Association
 Capital Fund Statement
 September through October 2021

	<u>Sep - Oct 21</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%
4070 · Elevator Special Assessment	0.00	0.00	0.00	0.0%
4500 · Interest Earned	0.35	0.00	0.35	100.0%
Total Income	<u>25,000.35</u>	<u>25,000.00</u>	<u>0.35</u>	<u>100.0%</u>
Gross Profit	25,000.35	25,000.00	0.35	100.0%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	0.00	0.00	0.00	0.0%
6020 · Garage & Associated	0.00	0.00	0.00	0.0%
6030 · Exterior & Associated	9,535.41	0.00	9,535.41	100.0%
6040 · Interior & Associated	1,179.33	0.00	1,179.33	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	1,855.00	0.00	1,855.00	100.0%
6050 · Mechanical & Associated - Other	0.00	0.00	0.00	0.0%
Total 6050 · Mechanical & Associated	<u>1,855.00</u>	<u>0.00</u>	<u>1,855.00</u>	<u>100.0%</u>
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	<u>12,569.74</u>	<u>0.00</u>	<u>12,569.74</u>	<u>100.0%</u>
Total Expense	<u>12,569.74</u>	<u>0.00</u>	<u>12,569.74</u>	<u>100.0%</u>
Net Income	<u>12,430.61</u>	<u>25,000.00</u>	<u>-12,569.39</u>	<u>49.72%</u>
Beginning Fund Balance	61,983.04			
Ending Fund Balance	74,413.65			