

Simba Run Condominium Association
Balance Sheet
As of September 30, 2021

Sept 30, 21

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating 80,794.92

1100 · Capital Reserve - 1st Bank 21,301.59

Total Checking/Savings 102,096.51

Accounts Receivable

1200 · Accounts Receivable -3,871.70

Total Accounts Receivable -3,871.70

Other Current Assets

1350 · 1505 Security Deposit 2,200.00

1400 · Prepaid Expenses

1410 · Prepaid Insurance - Bldgs 16,934.54

1413 · Prepaid Insurance - WC -822.25

Total 1400 · Prepaid Expenses 16,112.29

Total Other Current Assets 18,312.29

Total Current Assets 116,537.10

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 -108,337.50

1592 · Accum Depr - Buses -50,559.29

1593 · Accum Depr - Furn & Equip -395,958.90

1594 · Accum Depr - Communication Sys -2,352.90

Total 1590 · Accumulated Depreciation -557,208.59

Total Fixed Assets 152,984.96

TOTAL ASSETS 269,522.06

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable 13,960.17

Total Accounts Payable 13,960.17

Other Current Liabilities

Total 2105 · Payroll Withholding 294.15

2200 · Payable to SRR 5,401.18

2450 · Accrued Expenses 11,605.33

2460 · Parking Liability 350.00

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	Sept 30, 21
2100 · Accrued Payroll	3,495.67
Total Other Current Liabilities	21,146.33
Total Current Liabilities	35,106.50
Total Liabilities	35,106.50
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	89,223.52
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	67,170.98
Total 3300 · Capital Reserve	67,170.98
Total Equity	234,415.56
TOTAL LIABILITIES & EQUITY	269,522.06
	0.00

Simba Run Condominium Association
 Operating Fund Statement
 September 2021

	<u>Sep 21</u>	<u>Budget</u>	<u>Sep 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
4000 · Association Dues	59,953.16	59,954.00	59,953.16	59,954.00	719,438.00
4440 · Maintenance Labor/Mat. to SRR	0.00	416.00	0.00	416.00	5,000.00
4450 · Owner Maintenance	1,616.35	541.65	1,616.35	541.65	6,500.00
4300 · Interest Charges	1,710.89	0.00	1,710.89	0.00	0.00
4400 · Late Charges	475.00	0.00	475.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
4635 · Services Support	2,377.00	3,935.36	2,377.00	3,935.36	47,224.00
4640 · Firewood Income	0.00	183.32	0.00	183.32	2,200.00
Total Income	<u>67,382.40</u>	<u>66,280.33</u>	<u>67,382.40</u>	<u>66,280.33</u>	<u>795,362.00</u>
Gross Profit	<u>67,382.40</u>	<u>66,280.33</u>	<u>67,382.40</u>	<u>66,280.33</u>	<u>795,362.00</u>
Expense					
5000 · Payroll					
5005 · SRCA Payroll					
5010 · Administrative & Maint Payroll	5,997.12	9,147.00	5,997.12	9,147.00	111,770.00
5013-1 · Night Houseman Payroll	450.00	2,133.00	450.00	2,133.00	26,600.00
5013 · Houseman Payroll	4,031.52	3,466.00	4,031.52	3,466.00	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
Total 5005 · SRCA Payroll	<u>10,478.64</u>	<u>14,746.00</u>	<u>10,478.64</u>	<u>14,746.00</u>	<u>230,146.00</u>
5020 · FICA Expense - Simba portion	534.21	1,422.00	534.21	1,422.00	17,071.00
5035 · Unemployment Taxes	7.55	134.00	7.55	134.00	1,608.00
5040 · Workman's Comp Insurance	822.25	500.00	822.25	500.00	6,000.00
Total 5000 · Payroll	<u>11,842.65</u>	<u>16,802.00</u>	<u>11,842.65</u>	<u>16,802.00</u>	<u>254,825.00</u>
5100 · Administrative Expenses					
5110 · Managment Fee	2,420.00	2,516.00	2,420.00	2,516.00	30,200.00
5120 · Accounting Expense	1,382.50	1,334.00	1,382.50	1,334.00	16,000.00
5130 · Professional Services	0.00	834.00	0.00	834.00	10,000.00

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	Sep 21	Budget	Sep 21	YTD Budget	Annual Budget
5140 · Legal Expense	0.00	333.00	0.00	333.00	4,000.00
5150 · Office Supplies	132.36	417.00	132.36	417.00	5,000.00
5155 · Bank Service Charges	9.26	83.00	9.26	83.00	1,000.00
5160 · Other Administrative Expense	0.00	625.00	0.00	625.00	7,500.00
5165 · Lobby Expenses	0.00	209.00	0.00	209.00	2,500.00
Total 5100 · Administrative Expenses	3,944.12	6,351.00	3,944.12	6,351.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	4,035.17	4,417.00	4,035.17	4,417.00	53,000.00
5220 · Personal Property Tax	0.00	42.00	0.00	42.00	500.00
Total 5200 · Operating Insurance and Taxes	4,035.17	4,459.00	4,035.17	4,459.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	166.00	0.00	166.00	2,000.00
5315 · Landscaping & Grounds	339.75	834.00	339.75	834.00	5,000.00
5320 · Snow Removal	0.00	0.00	0.00	0.00	10,000.00
5325 · Garage Expense	1,025.55	500.00	1,025.55	500.00	6,000.00
5330 · Carpet Cleaning	0.00	208.00	0.00	208.00	2,500.00
5335 · Elevator Expense	432.00	500.00	432.00	500.00	6,000.00
5340 · Lighting Expense	0.00	84.00	0.00	84.00	1,000.00
5345 · Keys & Locks	0.00	292.00	0.00	292.00	3,500.00
5360 · Exterior Building Maintenance	595.00	1,000.00	595.00	1,000.00	12,000.00
5370 · Interior Repairs & Maintenance	3,399.03	1,000.00	3,399.03	1,000.00	12,000.00
5380 · Outside Maintenance Services	343.69	417.00	343.69	417.00	5,000.00
Total 5300 · Maintenance Expense	6,135.02	5,001.00	6,135.02	5,001.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	2,519.72	1,000.00	2,519.72	1,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,083.00	2,083.33	2,083.00	25,000.00
5430 · Firewood	0.00	166.00	0.00	166.00	2,000.00
Total 5400 · Amenities	4,603.05	3,249.00	4,603.05	3,249.00	39,000.00
5500 · Fire and Protection					

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	Sep 21	Budget	Sep 21	YTD Budget	Annual Budget
5520 · Alarm Monitoring	0.00	42.00	0.00	42.00	500.00
5530 · Smoke Detectors / Extinguisher	160.00	100.00	160.00	100.00	1,200.00
5540 · Sprinkler System	0.00	208.00	0.00	208.00	2,500.00
Total 5500 · Fire and Protection	160.00	350.00	160.00	350.00	4,200.00
5600 · Utilities					
5610 · Electricity	3,162.68	5,000.00	3,162.68	5,000.00	60,000.00
5620 · Gas Expense	1,600.00	1,333.00	1,600.00	1,333.00	16,000.00
5630 · Water & Sewer	7,981.66	7,500.00	7,981.66	7,500.00	90,000.00
5640 · Trash Removal	1,349.83	1,084.00	1,349.83	1,084.00	13,000.00
5650 · Cable TV Expense	6,313.02	6,000.00	6,313.02	6,000.00	72,000.00
5660 · Telephone Expense	186.03	666.00	186.03	666.00	8,000.00
Total 5600 · Utilities	20,593.22	21,583.00	20,593.22	21,583.00	259,000.00
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	0.00	0.00	0.00	0.00	3,000.00
Total 5700 · Transportation	0.00	0.00	0.00	0.00	16,000.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	797.00	796.64	797.00	9,564.00
5830 · Manager Unit Utilities	67.81	0.00	67.81	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	167.00	0.00	167.00	2,000.00
Total 5800 · Manager Housing	864.45	964.00	864.45	964.00	11,564.00
5900 · Depreciation Expense	2,638.85	2,639.00	2,638.85	2,639.00	31,667.00
Total Expense	54,816.53	61,398.00	54,816.53	61,398.00	810,956.00
Net Income	12,565.87	4,882.33	12,565.87	4,882.33	-15,594.00
Beginning Fund Balance			76,657.65		
Ending Fund Balance			89,223.52		

Simba Run Condominium Association
Capital Fund Statement
September 2021

	<u>Sep '21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	12,500.00	12,500.00	0.00	100.0%
4070 · Elevator Special Assessment	0.00	0.00	0.00	0.0%
4500 · Interest Earned	0.18	0.00	0.18	100.0%
Total Income	<u>12,500.18</u>	<u>12,500.00</u>	<u>0.18</u>	<u>100.0%</u>
Gross Profit	12,500.18	12,500.00	0.18	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	4,277.91	0.00	4,277.91	100.0%
6040 · Interior & Associated	0.00	0.00	0.00	0.0%
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	1,179.33	0.00	1,179.33	100.0%
Total 6000 · Capital Reserve Expense	<u>7,312.24</u>	<u>0.00</u>	<u>7,312.24</u>	<u>100.0%</u>
Total Expense	<u>7,312.24</u>	<u>0.00</u>	<u>7,312.24</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>5,187.94</u>	<u>12,500.00</u>	<u>-7,312.06</u>	<u>41.5%</u>
Beginning Fund Balance	61,983.04			
Ending Fund Balance	67,170.98			