

Simba Run Condominium Association
Balance Sheet
As of January 31, 2022

Jan 31, 2022

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating 84,026.26

1020 · Alpine Operating 4,153.00

1100 · Capital Reserve - 1st Bank 21,302.31

Total Checking/Savings 109,481.57

Accounts Receivable

1200 · Accounts Receivable -3,753.84

Total Accounts Receivable -3,753.84

Other Current Assets

1350 · 1505 Security Deposit 2,200.00

1400 · Prepaid Expenses

1410 · Prepaid Insurance - Bldgs 20,661.02

1413 · Prepaid Insurance - WC 485.00

Total 1400 · Prepaid Expenses 21,146.02

Total Other Current Assets 23,346.02

Total Current Assets 129,073.75

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 -111,577.50

1592 · Accum Depr - Buses -55,518.75

1593 · Accum Depr - Furn & Equip -398,677.57

1594 · Accum Depr - Communication Sys -2,352.90

Total 1590 · Accumulated Depreciation -568,126.72

Total Fixed Assets 132,494.83

TOTAL ASSETS 261,568.58

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable 10,514.31

Total Accounts Payable 10,514.31

Other Current Liabilities

Total 2105 · Payroll Withholding 0.02

2200 · Payable to SRR -459.08

2450 · Accrued Expenses 22,324.63

2460 · Parking Liability 5,700.00

2100 · Accrued Payroll 0.00

Total Other Current Liabilities 27,565.57

Total Current Liabilities 38,079.88

Total Liabilities 38,079.88

Equity

3100 · Working Capital 78,021.06

3200 · Owner Equity - Operations 51,348.44

3300 · Capital Reserve

3390 · Capital Reserve Fund Balance 94,119.20

Total 3300 · Capital Reserve 94,119.20

Total Equity 223,488.70

TOTAL LIABILITIES & EQUITY 261,568.58

0.00

Simba Run Condominium Association
 Operating Fund Statement
 September 2021 through January 2022

	Jan 22	Budget	Sep '21 - Jan 22	YTD Budget	Annual Budget
Income					
4000 · Association Dues	59,953.16	59,953.00	299,765.80	299,766.00	719,438.00
4300 · Interest Charges	61.22	0.00	3,617.12	0.00	0.00
4400 · Late Charges	100.00	0.00	950.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	417.00	0.00	2,081.00	5,000.00
4450 · Owner Maintenance	172.50	541.67	1,460.19	2,708.31	6,500.00
4600 · Misc Income	0.00	0.00	400.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	6,250.00	6,250.00	15,000.00
4635 · Services Support	5,859.18	3,935.33	18,849.36	19,676.69	47,224.00
4640 · Firewood Income	310.00	183.32	730.00	916.64	2,200.00
Gross Profit	67,706.06	66,280.32	332,022.47	331,398.64	795,362.00
Expense					
5000 · Payroll					
Total 5000 · Payroll	16,446.12	24,500.00	66,573.11	107,098.00	254,825.00
5100 · Administrative Expenses					
5110 · Managment Fee	2,420.00	2,517.00	12,100.00	12,581.00	30,200.00
5120 · Accounting Expense	1,382.50	1,333.00	6,912.50	6,669.00	16,000.00
5130 · Professional Services	0.00	833.00	656.23	4,169.00	10,000.00
5140 · Legal Expense	0.00	333.00	0.00	1,665.00	4,000.00
5150 · Office Supplies	188.66	417.00	2,165.32	2,085.00	5,000.00
5155 · Bank Service Charges	34.24	83.00	166.26	415.00	1,000.00
5160 · Other Administrative Expense	110.50	625.00	1,631.00	3,125.00	7,500.00
5165 · Lobby Expenses	144.30	208.00	439.99	1,044.00	2,500.00
Total 5100 · Administrative Expenses	4,280.20	6,349.00	24,071.30	31,753.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.09	4,417.00	25,851.45	22,085.00	53,000.00
5220 · Personal Property Tax	0.00	42.00	0.00	210.00	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	4,459.00	25,851.45	22,295.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	480.00	167.00	1,716.23	831.00	2,000.00
5315 · Landscaping & Grounds	0.00	0.00	1,964.67	1,667.00	5,000.00
5320 · Snow Removal	1,542.50	1,667.00	4,110.00	5,000.00	10,000.00
5325 · Garage Expense	190.00	500.00	190.00	2,500.00	6,000.00
5330 · Carpet Cleaning	0.00	208.00	0.00	1,040.00	2,500.00
5335 · Elevator Expense	432.00	500.00	2,160.00	2,500.00	6,000.00
5340 · Lighting Expense	0.00	83.00	0.00	416.00	1,000.00
5345 · Keys & Locks	531.40	292.00	855.52	1,460.00	3,500.00
5360 · Exterior Building Maintenance	0.00	1,000.00	6,217.50	5,000.00	12,000.00
5370 · Interior Repairs & Maintenance	4,287.77	1,000.00	17,114.30	5,000.00	12,000.00
5380 · Outside Maintenance Services	4,147.00	417.00	9,001.84	2,085.00	5,000.00
Total 5300 · Maintenance Expense	11,610.67	5,834.00	43,330.06	27,499.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	875.54	1,000.00	11,110.82	5,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,083.00	10,416.65	10,415.00	25,000.00
5430 · Firewood	295.00	167.00	600.00	831.00	2,000.00
Total 5400 · Amenities	3,253.87	3,250.00	22,127.47	16,246.00	39,000.00

Simba Run Condominium Association
 Operating Fund Statement
 September 2021 through January 2022

	Jan 22	Budget	Sep '21 - Jan 22	YTD Budget	Annual Budget
5500 · Fire and Protection					
5520 · Alarm Monitoring	3,130.26	41.00	3,130.26	209.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-1,865.00	500.00	1,200.00
5540 · Sprinkler System	0.00	208.00	0.00	1,040.00	2,500.00
Total 5500 · Fire and Protection	3,130.26	349.00	1,265.26	1,749.00	4,200.00
5600 · Utilities					
5610 · Electricity	6,700.00	5,000.00	24,286.23	25,000.00	60,000.00
5620 · Gas Expense	3,639.72	1,333.00	12,463.24	6,669.00	16,000.00
5630 · Water & Sewer	9,781.10	7,500.00	41,824.42	37,500.00	90,000.00
5640 · Trash Removal	1,497.99	1,083.00	6,628.55	5,419.00	13,000.00
5650 · Cable TV Expense	6,328.24	6,000.00	31,806.60	30,000.00	72,000.00
5660 · Telephone Expense	351.45	667.00	1,278.88	3,331.00	8,000.00
Total 5600 · Utilities	28,298.50	21,583.00	118,287.92	107,919.00	259,000.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	2,421.71	1,500.00	11,202.62	4,500.00	9,000.00
5720 · Bus License & Fees	0.00	167.00	0.00	501.00	1,000.00
5730 · Bus Lease	0.00	500.00	0.00	1,500.00	3,000.00
5740 · Bus Insurance	-3,294.00	0.00	2,942.00	0.00	0.00
5750 · Track My Shuttle	78.91	500.00	1,085.36	1,500.00	3,000.00
Total 5700 · Transportation	-793.38	2,667.00	15,229.98	8,001.00	16,000.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	797.00	3,983.20	3,985.00	9,564.00
5830 · Manager Unit Utilities	250.00	0.00	957.94	0.00	0.00
5840 · Manager Unit Real Estate Taxes	2,217.84	167.00	2,217.84	835.00	2,000.00
Total 5800 · Manager Housing	3,264.48	964.00	7,158.98	4,820.00	11,564.00
5900 · Depreciation Expense	2,638.85	2,639.00	13,194.25	13,195.00	31,667.00
Total Expense	77,613.66	72,594.00	337,089.78	340,575.00	810,956.00
Net Income	-9,907.60	-6,313.68	-5,067.31	-9,176.36	-15,594.00
Beginning Fund Balance			56,415.75		
Ending Fund Balance			51,348.44		

Simba Run Condominium Association
 Capital Fund Statement
 September 2021 through January 2022

	<u>Sep '21 - Jan 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	62,500.00	62,500.00	0.00	100.0%
4500 · Interest Earned	0.90	0.00	0.90	100.0%
Total Income	<u>62,500.90</u>	<u>62,500.00</u>	<u>0.90</u>	<u>100.0%</u>
Gross Profit	62,500.90	62,500.00	0.90	100.0%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	450.00	0.00	450.00	100.0%
6030 · Exterior & Associated	9,535.41	0.00	9,535.41	100.0%
6040 · Interior & Associated	18,524.33	0.00	18,524.33	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	1,855.00	0.00	1,855.00	100.0%
Total 6050 · Mechanical & Associated	<u>1,855.00</u>	<u>0.00</u>	<u>1,855.00</u>	<u>100.0%</u>
Total 6000 · Capital Reserve Expense	<u>30,364.74</u>	<u>0.00</u>	<u>30,364.74</u>	<u>100.0%</u>
Total Expense	<u>30,364.74</u>	<u>0.00</u>	<u>30,364.74</u>	<u>100.0%</u>
Net Income	<u>32,136.16</u>	<u>62,500.00</u>	<u>-30,363.84</u>	<u>51.42%</u>
Beginning Fund Balance	61,983.04			
Ending Fund Balance	94,119.20			