

Simba Run Condominium Association  
Balance Sheet  
As of February 28, 2022

Feb 28, 2022

ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	-17,500.69
1020 · Alpine Operating	113,288.76
1100 · Capital Reserve - 1st Bank	<u>21,302.47</u>
Total Checking/Savings	117,090.54
Accounts Receivable	
1200 · Accounts Receivable	<u>-27,125.25</u>
Total Accounts Receivable	-27,125.25
Other Current Assets	
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	19,881.55
1413 · Prepaid Insurance - WC	<u>673.75</u>
Total 1400 · Prepaid Expenses	<u>20,555.30</u>
Total Other Current Assets	<u>22,755.30</u>
Total Current Assets	112,720.59
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	-112,387.50
1592 · Accum Depr - Buses	-56,710.90
1593 · Accum Depr - Furn & Equip	-399,314.27
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-570,765.57</u>
Total Fixed Assets	<u>129,855.98</u>
<b>TOTAL ASSETS</b>	<u><u>242,576.57</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>38,476.96</u>
Total Accounts Payable	38,476.96
Other Current Liabilities	
Total 2105 · Payroll Withholding	0.02
2200 · Payable to SRR	-3,039.08
2450 · Accrued Expenses	17,441.49
2460 · Parking Liability	8,100.00
2100 · Accrued Payroll	<u>0.00</u>
Total Other Current Liabilities	<u>22,502.43</u>
Total Current Liabilities	<u>60,979.39</u>
Total Liabilities	60,979.39
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	25,710.76
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>77,865.36</u>
Total 3300 · Capital Reserve	<u>77,865.36</u>
Total Equity	<u>181,597.18</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>242,576.57</u></u>

Simba Run Condominium Association  
 Operating Fund Statement  
 February 2022

	Feb 22	Budget	Sep '21 - Feb 22	YTD Budget	Annual Budget
<b>Income</b>					
4000 · Association Dues	59,953.16	59,953.00	359,718.96	359,719.00	719,438.00
4300 · Interest Charges	597.08	0.00	4,152.98	0.00	0.00
4400 · Late Charges	375.00	0.00	1,275.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	417.00	0.00	2,498.00	5,000.00
4450 · Owner Maintenance	-606.38	541.67	853.81	3,249.98	6,500.00
4600 · Miscellaneous Income	0.00	0.00	400.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	7,500.00	7,500.00	15,000.00
4635 · Services Support	6,442.10	3,935.33	25,245.44	23,612.02	47,224.00
4640 · Firewood Income	180.00	183.34	910.00	1,099.98	2,200.00
<b>Gross Profit</b>	<b>68,190.96</b>	<b>66,280.34</b>	<b>400,056.19</b>	<b>397,678.98</b>	<b>795,362.00</b>
<b>Expense</b>					
5000 · Payroll					
5005 · SRCA Payroll					
5010 · Administrative & Maint Payroll	4,686.76	9,148.00	34,075.25	54,882.00	111,770.00
5013-1 · Night Houseman Payroll	0.00	2,133.00	1,710.00	12,798.00	26,600.00
5013 · Houseman Payroll	4,840.00	3,467.00	20,142.29	20,798.00	42,600.00
5016-1 · Second Shuttle Driver Payroll	0.00	1,360.00	0.00	5,440.00	9,160.00
5016-2 · Night Shuttle Payroll	0.00	2,053.00	0.00	8,212.00	13,320.00
5016 · Shuttle Driver Payroll	7,208.25	4,283.00	23,277.32	17,132.00	26,696.00
Total 5005 · SRCA Payroll	16,735.01	22,444.00	79,204.86	119,262.00	230,146.00
5020 · Payroll Taxes	1,398.80	1,423.00	6,502.38	8,533.00	17,071.00
5035 · Unemployment Taxes	0.00	134.00	167.68	804.00	1,608.00
5040 · Workman's Comp Insurance	822.25	500.00	-345.75	3,000.00	6,000.00
Total 5000 · Payroll	18,956.06	24,501.00	85,529.17	131,599.00	254,825.00
5100 · Administrative Expenses					
5110 · Managment Fee	2,420.00	2,517.00	14,520.00	15,098.00	30,200.00
5120 · Accounting Expense	1,382.50	1,333.00	8,295.00	8,002.00	16,000.00
5130 · Professional Services	7,485.00	833.00	8,141.23	5,002.00	10,000.00
5140 · Legal Expense	0.00	333.00	0.00	1,998.00	4,000.00
5150 · Office Supplies	917.38	417.00	3,082.70	2,502.00	5,000.00
5155 · Bank Service Charges	52.35	83.00	270.79	498.00	1,000.00
5160 · Other Administrative Expense	107.97	625.00	1,700.26	3,750.00	7,500.00
5165 · Lobby Expenses	412.87	208.00	852.86	1,252.00	2,500.00
Total 5100 · Administrative Expenses	12,778.07	6,349.00	36,862.84	38,102.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.09	4,417.00	31,335.54	26,502.00	53,000.00
5220 · Personal Property Tax	0.00	42.00	0.00	252.00	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	4,459.00	31,335.54	26,754.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	167.00	1,716.23	998.00	2,000.00
5315 · Landscaping & Grounds	0.00	0.00	1,964.67	1,667.00	5,000.00
5320 · Snow Removal	3,045.00	1,667.00	7,155.00	6,667.00	10,000.00
5325 · Garage Expense	0.00	500.00	190.00	3,000.00	6,000.00
5330 · Carpet Cleaning	0.00	208.00	0.00	1,248.00	2,500.00
5335 · Elevator Expense	432.00	500.00	2,592.00	3,000.00	6,000.00
5340 · Lighting Expense	0.00	83.00	0.00	499.00	1,000.00
5345 · Keys & Locks	0.00	292.00	855.52	1,752.00	3,500.00
5360 · Exterior Building Maintenance	1,816.00	1,000.00	8,033.50	6,000.00	12,000.00
5370 · Interior Repairs & Maintenance	1,404.84	1,000.00	18,519.14	6,000.00	12,000.00
5380 · Outside Maintenance Services	372.00	417.00	9,373.84	2,502.00	5,000.00
Total 5300 · Maintenance Expense	7,069.84	5,834.00	50,399.90	33,333.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	1,124.72	1,000.00	12,235.54	6,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,083.00	12,499.98	12,498.00	25,000.00
5430 · Firewood	-70.00	167.00	530.00	998.00	2,000.00
Total 5400 · Amenities	3,138.05	3,250.00	25,265.52	19,496.00	39,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	0.00	41.00	3,130.26	250.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-1,865.00	600.00	1,200.00
5540 · Sprinkler System	0.00	208.00	0.00	1,248.00	2,500.00
Total 5500 · Fire and Protection	0.00	349.00	1,265.26	2,098.00	4,200.00
5600 · Utilities					
5610 · Electricity	10,432.91	5,000.00	34,719.14	30,000.00	60,000.00
5620 · Gas Expense	5,441.49	1,333.00	17,904.73	8,002.00	16,000.00
5630 · Water & Sewer	9,206.53	7,500.00	51,030.95	45,000.00	90,000.00
5640 · Trash Removal	1,003.63	1,083.00	7,632.18	6,502.00	13,000.00
5650 · Cable TV Expense	6,332.79	6,000.00	38,139.39	36,000.00	72,000.00
5660 · Telephone Expense	264.02	667.00	1,686.90	3,998.00	8,000.00
Total 5600 · Utilities	32,681.37	21,583.00	151,113.29	129,502.00	259,000.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	8,561.49	1,500.00	19,764.11	6,000.00	9,000.00
5720 · Bus License & Fees	353.90	167.00	353.90	668.00	1,000.00
5730 · Bus Lease	0.00	500.00	0.00	2,000.00	3,000.00
5740 · Bus Insurance	0.00	0.00	2,942.00	0.00	0.00
5750 · Track My Shuttle	677.61	500.00	1,801.68	2,000.00	3,000.00
Total 5700 · Transportation	9,593.00	2,667.00	24,861.69	10,668.00	16,000.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	797.00	4,828.57	4,782.00	9,564.00
5830 · Manager Unit Utilities	290.52	0.00	1,248.46	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	167.00	2,217.84	1,002.00	2,000.00
Total 5800 · Manager Housing	1,087.16	964.00	8,294.87	5,784.00	11,564.00
5900 · Depreciation Expense	2,638.85	2,639.00	15,833.10	15,834.00	31,667.00
<b>Total Expense</b>	<b>93,426.49</b>	<b>72,595.00</b>	<b>430,761.18</b>	<b>413,170.00</b>	<b>810,956.00</b>
<b>Net Income</b>	<b>-25,235.53</b>	<b>-6,314.66</b>	<b>-30,704.99</b>	<b>-15,491.02</b>	<b>-15,594.00</b>
Beginning Fund Balance			56,415.75		
Ending Fund Balance			25,710.76		

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

	Sep '21 - Feb 22	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	75,000.00	75,000.00	0.00	100.0%
4500 · Interest Earned	1.06	0.00	1.06	100.0%
Total Income	<u>75,001.06</u>	<u>75,000.00</u>	<u>1.06</u>	<u>100.0%</u>
Gross Profit	75,001.06	75,000.00	1.06	100.0%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	450.00	0.00	450.00	100.0%
6030 · Exterior & Associated	11,777.41	0.00	11,777.41	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%
6050 · Mechanical & Associated - Other	26,512.00	0.00	26,512.00	100.0%
Total 6050 · Mechanical & Associated	<u>28,367.00</u>	<u>0.00</u>	<u>28,367.00</u>	<u>100.0%</u>
Total 6000 · Capital Reserve Expense	<u>59,118.74</u>	<u>0.00</u>	<u>59,118.74</u>	<u>100.0%</u>
Total Expense	<u>59,118.74</u>	<u>0.00</u>	<u>59,118.74</u>	<u>100.0%</u>
Net Income	<u>15,882.32</u>	<u>75,000.00</u>	<u>-59,117.68</u>	<u>21.18%</u>
Beginning Fund Balance	61,983.04			
Ending Fund Balance	77,865.36			