

Simba Run Condominium Association  
Balance Sheet  
As of April 30, 2022

	Apr 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	11,831.92
1020 · Alpine Operating	188,204.12
1100 · Capital Reserve - 1st Bank	21,302.82
Total Checking/Savings	221,338.86
Accounts Receivable	
1200 · Accounts Receivable	43,430.87
Total Accounts Receivable	43,430.87
Other Current Assets	
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	18,322.61
1413 · Prepaid Insurance - WC	51.25
Total 1400 · Prepaid Expenses	18,373.86
Total Other Current Assets	20,573.86
Total Current Assets	285,343.59
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	-114,007.50
1592 · Accum Depr - Buses	-59,095.20
1593 · Accum Depr - Furn & Equip	-400,587.67
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	-576,043.27
Total Fixed Assets	124,578.28
<b>TOTAL ASSETS</b>	<b>409,921.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	12,473.03
Total Accounts Payable	12,473.03
Other Current Liabilities	
2200 · Payable to SRR	-6,519.08
2450 · Accrued Expenses	19,303.26
2460 · Parking Liability	11,450.00
Total Other Current Liabilities	24,234.18
Total Current Liabilities	36,707.21
Total Liabilities	36,707.21
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-18,186.52
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	313,380.12
Total 3300 · Capital Reserve	313,380.12
Total Equity	373,214.66
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>409,921.87</b>

Simba Run Condominium Association  
 Operating Fund Statement  
 April 2022

	Apr 22	Budget	Sep '21 - Apr 22	YTD Budget	Annual Budget
<b>Income</b>					
4000 · Association Dues	59,953.16	59,953.00	479,625.28	479,625.00	719,438.00
4300 · Interest Charges	1,016.48	0.00	5,169.46	0.00	0.00
4400 · Late Charges	200.00	0.00	1,475.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	417.00	0.00	3,332.00	5,000.00
4450 · Owner Maintenance	812.87	541.67	1,718.93	4,333.32	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	10,000.00	10,000.00	15,000.00
4635 · Services Support	1,610.00	3,935.33	33,496.96	31,482.68	47,224.00
4640 · Firewood Income	0.00	183.34	1,040.00	1,466.64	2,200.00
<b>Total Income</b>	<b>64,842.51</b>	<b>66,280.34</b>	<b>532,925.63</b>	<b>530,239.64</b>	<b>795,362.00</b>
<b>Gross Profit</b>	<b>64,842.51</b>	<b>66,280.34</b>	<b>532,925.63</b>	<b>530,239.64</b>	<b>795,362.00</b>
<b>Expense</b>					
5005 · SRCA Payroll					
<b>Total 5000 · Payroll</b>	<b>30,117.13</b>	<b>31,501.00</b>	<b>145,762.17</b>	<b>187,601.00</b>	<b>254,825.00</b>
5100 · Administrative Expenses					
5110 · Management Fee	2,420.00	2,517.00	19,360.00	20,132.00	30,200.00
5120 · Accounting Expense	1,382.50	1,333.00	11,060.00	10,668.00	16,000.00
5130 · Professional Services	152.27	833.00	8,293.50	6,668.00	10,000.00
5140 · Legal Expense	0.00	333.00	0.00	2,664.00	4,000.00
5150 · Office Supplies	3,724.92	417.00	6,965.32	3,336.00	5,000.00
5155 · Bank Service Charges	184.26	83.00	598.18	664.00	1,000.00
5160 · Other Administrative Expense	154.24	625.00	1,926.53	5,000.00	7,500.00
5165 · Lobby Expenses	60.65	208.00	1,375.93	1,668.00	2,500.00
<b>Total 5100 · Administrative Expenses</b>	<b>8,078.84</b>	<b>6,349.00</b>	<b>49,579.46</b>	<b>50,800.00</b>	<b>76,200.00</b>
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.09	4,417.00	42,303.72	35,336.00	53,000.00
5220 · Personal Property Tax	0.00	42.00	0.00	336.00	500.00
<b>Total 5200 · Operating Insurance and Taxes</b>	<b>5,484.09</b>	<b>4,459.00</b>	<b>42,303.72</b>	<b>35,672.00</b>	<b>53,500.00</b>
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	167.00	1,716.23	1,332.00	2,000.00
5315 · Landscaping & Grounds	609.69	0.00	2,574.36	1,667.00	5,000.00
5320 · Snow Removal	2,640.00	1,666.00	11,742.50	10,000.00	10,000.00
5325 · Garage Expense	87.00	500.00	277.00	4,000.00	6,000.00
5330 · Carpet Cleaning	0.00	208.00	0.00	1,664.00	2,500.00
5335 · Elevator Expense	485.00	500.00	4,507.00	4,000.00	6,000.00
5340 · Lighting Expense	0.00	83.00	0.00	665.00	1,000.00
5345 · Keys & Locks	0.00	292.00	855.52	2,336.00	3,500.00
5360 · Exterior Building Maintenance	1,497.00	1,000.00	9,230.50	8,000.00	12,000.00
5370 · Interior Repairs & Maintenance	8,477.84	1,000.00	30,491.28	8,000.00	12,000.00
5380 · Outside Maintenance Services	0.00	417.00	9,373.84	3,336.00	5,000.00
<b>Total 5300 · Maintenance Expense</b>	<b>13,796.53</b>	<b>5,833.00</b>	<b>70,768.23</b>	<b>45,000.00</b>	<b>65,000.00</b>
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	866.05	1,000.00	13,353.59	8,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,083.00	16,666.64	16,664.00	25,000.00
5430 · Firewood	0.00	167.00	612.22	1,332.00	2,000.00
<b>Total 5400 · Amenities</b>	<b>2,949.38</b>	<b>3,250.00</b>	<b>30,632.45</b>	<b>25,996.00</b>	<b>39,000.00</b>
5500 · Fire and Protection					
5520 · Alarm Monitoring	0.00	41.00	3,130.26	332.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-1,865.00	800.00	1,200.00
5540 · Sprinkler System	110.00	208.00	110.00	1,664.00	2,500.00
<b>Total 5500 · Fire and Protection</b>	<b>110.00</b>	<b>349.00</b>	<b>1,375.26</b>	<b>2,796.00</b>	<b>4,200.00</b>
5600 · Utilities					
5610 · Electricity	5,800.00	5,000.00	47,847.67	40,000.00	60,000.00
5620 · Gas Expense	1,771.09	1,333.00	25,637.87	10,668.00	16,000.00
5630 · Water & Sewer	8,067.56	7,500.00	68,161.20	60,000.00	90,000.00
5640 · Trash Removal	2,262.37	1,083.00	10,670.25	8,668.00	13,000.00
5650 · Cable TV Expense	6,332.79	6,000.00	50,804.97	48,000.00	72,000.00
5660 · Telephone Expense	263.82	667.00	2,212.90	5,332.00	8,000.00
<b>Total 5600 · Utilities</b>	<b>24,497.63</b>	<b>21,583.00</b>	<b>205,334.86</b>	<b>172,668.00</b>	<b>259,000.00</b>
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	4,803.85	1,500.00	24,567.96	9,000.00	9,000.00
5720 · Bus License & Fees	0.00	166.00	353.90	1,000.00	1,000.00
5740 · Bus Insurance	0.00	500.00	2,942.00	3,000.00	3,000.00
5750 · Track My Shuttle	378.26	500.00	2,558.20	3,000.00	3,000.00
<b>Total 5700 · Transportation</b>	<b>5,182.11</b>	<b>2,666.00</b>	<b>30,422.06</b>	<b>16,000.00</b>	<b>16,000.00</b>
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	797.00	6,421.85	6,376.00	9,564.00
5830 · Manager Unit Utilities	175.00	0.00	1,599.20	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	167.00	2,217.84	1,336.00	2,000.00
<b>Total 5800 · Manager Housing</b>	<b>971.64</b>	<b>964.00</b>	<b>10,238.89</b>	<b>7,712.00</b>	<b>11,564.00</b>
5900 · Depreciation Expense	2,638.85	2,639.00	21,110.80	21,112.00	31,667.00
<b>Total Expense</b>	<b>93,826.20</b>	<b>79,593.00</b>	<b>607,527.90</b>	<b>565,357.00</b>	<b>810,956.00</b>
<b>Net Income</b>	<b>-28,983.69</b>	<b>-13,312.66</b>	<b>-74,602.27</b>	<b>-35,117.36</b>	<b>-15,594.00</b>
Beginning Fund Balance			56,415.75		
Ending Fund Balance			-18,186.52		

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

	Sep '21 - Apr 22	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
4050 · Capital Reserve Dues	100,000.00	100,000.00	0.00	100.0%
4070 · Elevator Special Assessment	0.00	0.00	0.00	0.0%
4150 · Special Assessments 2022	303,210.00	0.00	303,210.00	100.0%
4500 · Interest Earned	1.41	0.00	1.41	100.0%
<b>Total Income</b>	<b>403,211.41</b>	<b>100,000.00</b>	<b>303,211.41</b>	<b>403.21%</b>
<b>Gross Profit</b>	<b>403,211.41</b>	<b>100,000.00</b>	<b>303,211.41</b>	<b>403.21%</b>
<b>Expense</b>				
<b>6000 · Capital Reserve Expense</b>				
6010 · Pool & Associated	450.00	0.00	450.00	100.0%
6020 · Garage & Associated	11,267.00	0.00	11,267.00	100.0%
6030 · Exterior & Associated	11,777.41	0.00	11,777.41	100.0%
6040 · Interior & Associated	72,019.53	0.00	72,019.53	100.0%
<b>6050 · Mechanical &amp; Associated</b>				
6051 · Elevator Modernization	2,980.00	0.00	2,980.00	100.0%
6050 · Mechanical & Associated - Other	53,320.39	0.00	53,320.39	100.0%
<b>Total 6050 · Mechanical &amp; Associated</b>	<b>56,300.39</b>	<b>0.00</b>	<b>56,300.39</b>	<b>100.0%</b>
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
<b>Total 6000 · Capital Reserve Expense</b>	<b>151,814.33</b>	<b>0.00</b>	<b>151,814.33</b>	<b>100.0%</b>
<b>Total Expense</b>	<b>151,814.33</b>	<b>0.00</b>	<b>151,814.33</b>	<b>100.0%</b>
<b>Net Income</b>	<b>251,397.08</b>	<b>100,000.00</b>	<b>151,397.08</b>	<b>251.4%</b>
Beginning Fund Balance	61,983.04			
Ending Fund Balance	313,380.12			