

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

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	9,599.25
1020 · Alpine Operating	123,091.06
1100 · Capital Reserve - 1st Bank	21,303.01
Total Checking/Savings	153,993.32
Accounts Receivable	
1200 · Accounts Receivable	15,429.28
Total Accounts Receivable	15,429.28
Other Current Assets	
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	17,543.14
1413 · Prepaid Insurance - WC	-260.00
Total 1400 · Prepaid Expenses	17,283.14
Total Other Current Assets	19,483.14
Total Current Assets	188,905.74
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	-114,817.50
1592 · Accum Depr - Buses	-60,287.35
1593 · Accum Depr - Furn & Equip	-401,224.37
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	-578,682.12
Total Fixed Assets	121,939.43
TOTAL ASSETS	310,845.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	21,710.60
Total Accounts Payable	21,710.60
Other Current Liabilities	
2200 · Payable to SRR	-6,549.08
2450 · Accrued Expenses	-103.48
2460 · Parking Liability	11,480.00
Total Other Current Liabilities	4,827.44
Total Current Liabilities	26,538.04
Total Liabilities	26,538.04
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-28,737.46
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	235,023.53
Total 3300 · Capital Reserve	235,023.53
Total Equity	284,307.13
TOTAL LIABILITIES & EQUITY	310,845.17

0.00

Simba Run Condominium Association
 Operating Fund Statement
 May 2022

	May 22	Budget	Sep '21 - May 22	YTD Budget	Annual Budget
Income					
4000 · Association Dues	59,953.16	59,953.00	539,578.44	539,578.00	719,438.00
4300 · Interest Charges	1,724.53	0.00	6,893.99	0.00	0.00
4400 · Late Charges	400.00	0.00	1,875.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	417.00	0.00	3,749.00	5,000.00
4450 · Owner Maintenance	929.76	541.67	2,648.69	4,874.99	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	11,250.00	11,250.00	15,000.00
4635 · Services Support	1,824.76	3,935.33	35,873.96	35,418.01	47,224.00
4640 · Firewood Income	0.00	183.34	1,040.00	1,649.98	2,200.00
Total Income	66,082.21	66,280.34	599,560.08	596,519.98	795,362.00
Gross Profit	66,082.21	66,280.34	599,560.08	596,519.98	795,362.00
Expense					
5005 · SRCA Payroll					
Total 5000 · Payroll	21,557.14	16,806.00	167,319.31	204,407.00	254,825.00
5100 · Administrative Expenses					
5110 · Management Fee	2,420.00	2,517.00	21,780.00	22,649.00	30,200.00
5120 · Accounting Expense	1,882.50	1,333.00	12,942.50	12,001.00	16,000.00
5130 · Professional Services	975.86	833.00	9,269.36	7,501.00	10,000.00
5140 · Legal Expense	0.00	334.00	0.00	2,998.00	4,000.00
5150 · Office Supplies	848.41	416.00	7,813.73	3,752.00	5,000.00
5155 · Bank Service Charges	207.95	84.00	806.13	748.00	1,000.00
5160 · Other Administrative Expense	880.41	625.00	2,806.94	5,625.00	7,500.00
5165 · Lobby Expenses	39.99	208.00	1,415.92	1,876.00	2,500.00
Total 5100 · Administrative Expenses	7,255.12	6,350.00	56,834.58	57,150.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.09	4,416.00	47,787.81	39,752.00	53,000.00
5220 · Personal Property Tax	0.00	41.00	0.00	377.00	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	4,457.00	47,787.81	40,129.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	167.00	1,716.23	1,499.00	2,000.00
5315 · Landscaping & Grounds	502.44	833.00	3,076.80	2,500.00	5,000.00
5320 · Snow Removal	0.00	0.00	11,742.50	10,000.00	10,000.00
5325 · Garage Expense	0.00	500.00	277.00	4,500.00	6,000.00
5330 · Carpet Cleaning	0.00	209.00	0.00	1,873.00	2,500.00
5335 · Elevator Expense	485.00	500.00	4,992.00	4,500.00	6,000.00
5340 · Lighting Expense	0.00	83.00	0.00	748.00	1,000.00
5345 · Keys & Locks	2,365.05	291.00	3,220.57	2,627.00	3,500.00
5360 · Exterior Building Maintenance	595.00	1,000.00	9,825.50	9,000.00	12,000.00
5370 · Interior Repairs & Maintenance	5,660.35	1,000.00	36,151.63	9,000.00	12,000.00
5380 · Outside Maintenance Services	370.00	416.00	9,743.84	3,752.00	5,000.00
Total 5300 · Maintenance Expense	9,977.84	4,999.00	80,746.07	49,999.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	833.67	1,000.00	14,187.26	9,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,084.00	18,749.97	18,748.00	25,000.00
5430 · Firewood	0.00	167.00	612.22	1,499.00	2,000.00
Total 5400 · Amenities	2,917.00	3,251.00	33,549.45	29,247.00	39,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	160.00	42.00	3,290.26	374.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-1,865.00	900.00	1,200.00
5540 · Sprinkler System	150.00	209.00	260.00	1,873.00	2,500.00
Total 5500 · Fire and Protection	310.00	351.00	1,685.26	3,147.00	4,200.00
5600 · Utilities					
5610 · Electricity	5,578.12	5,000.00	53,425.79	45,000.00	60,000.00
5620 · Gas Expense	-1,678.09	1,333.00	23,959.78	12,001.00	16,000.00
5630 · Water & Sewer	9,263.86	7,500.00	77,425.06	67,500.00	90,000.00
5640 · Trash Removal	1,253.57	1,083.00	11,923.82	9,751.00	13,000.00
5650 · Cable TV Expense	6,332.79	6,000.00	57,137.76	54,000.00	72,000.00
5660 · Telephone Expense	314.86	667.00	2,527.76	5,999.00	8,000.00
Total 5600 · Utilities	21,065.11	21,583.00	226,399.97	194,251.00	259,000.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	1,576.76	0.00	26,144.72	9,000.00	9,000.00
5720 · Bus License & Fees	0.00	0.00	353.90	1,000.00	1,000.00
5740 · Bus Insurance	-572.00	0.00	2,370.00	3,000.00	3,000.00
5750 · Track My Shuttle	756.45	0.00	3,314.65	3,000.00	3,000.00
Total 5700 · Transportation	1,761.21	0.00	32,183.27	16,000.00	16,000.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	4,096.64	797.00	10,518.49	7,173.00	9,564.00
5830 · Manager Unit Utilities	122.39	0.00	1,721.59	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	166.00	2,217.84	1,502.00	2,000.00
Total 5800 · Manager Housing	4,219.03	963.00	14,457.92	8,675.00	11,564.00
5900 · Depreciation Expense	2,638.85	2,639.00	23,749.65	23,751.00	31,667.00
Total Expense	77,185.39	61,399.00	684,713.29	626,756.00	810,956.00
Net Income	-11,103.18	4,881.34	-85,153.21	-30,236.02	-15,594.00
Beginning Fund Balance			56,415.75		
Ending Fund Balance			-28,737.46		

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

	Sep '21 - May 22	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	112,500.00	112,500.00	0.00	100.0%
4070 · Elevator Special Assessment	0.00	0.00	0.00	0.0%
4150 · Special Assessments 2022	303,210.00			
4500 · Interest Earned	1.60	0.00	1.60	100.0%
Total Income	415,711.60	112,500.00	303,211.60	369.52%
Gross Profit	415,711.60	112,500.00	303,211.60	369.52%
Expense				
6000 · Capital Reserve Expense				
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	87,459.41	0.00	87,459.41	100.0%
6040 · Interior & Associated	87,194.31	0.00	87,194.31	100.0%
6050 · Mechanical & Associated				
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%
Total 6050 · Mechanical & Associated	56,300.39	0.00	56,300.39	100.0%
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	242,671.11	0.00	242,671.11	100.0%
Total Expense	242,671.11	0.00	242,671.11	100.0%
Net Income	173,040.49	112,500.00	60,540.49	153.81%
Beginning Fund Balance	61,983.04			
Ending Fund Balance	235,023.53			