

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

	<u>June 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	9,456.09
1020 · Alpine Operating	92,689.31
1100 · Capital Reserve - 1st Bank	<u>21,303.54</u>
Total Checking/Savings	123,448.94
Accounts Receivable	
1200 · Accounts Receivable	<u>-15,416.54</u>
Total Accounts Receivable	-15,416.54
Other Current Assets	
1235 · 1235 Other A/R	16.28
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	12,059.05
1413 · Prepaid Insurance - WC	<u>-571.25</u>
Total 1400 · Prepaid Expenses	11,487.80
Total Other Current Assets	<u>13,704.08</u>
Total Current Assets	<u>121,736.48</u>
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	-115,627.50
1592 · Accum Depr - Buses	-61,479.50
1593 · Accum Depr - Furn & Equip	-401,861.07
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-581,320.97</u>
Total Fixed Assets	<u>119,300.58</u>
TOTAL ASSETS	<u><u>241,037.06</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>33,728.82</u>
Total Accounts Payable	33,728.82
Other Current Liabilities	
2200 · Payable to SRR	-7,699.08
2450 · Accrued Expenses	2,970.25
2460 · Parking Liability	<u>12,630.00</u>
Total Other Current Liabilities	<u>7,901.17</u>
Total Current Liabilities	<u>41,629.99</u>
Total Liabilities	41,629.99
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-47,669.08
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>169,055.09</u>
Total 3300 · Capital Reserve	<u>169,055.09</u>
Total Equity	<u>199,407.07</u>
TOTAL LIABILITIES & EQUITY	<u><u>241,037.06</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 June 2022

	June 22	Budget	Sep '21 - June 22	YTD Budget	Annual Budget
Income					
4000 · Association Dues	59,953.16	59,953.00	599,531.60	599,531.00	719,438.00
4300 · Interest Charges	1,026.34	0.00	7,920.33	0.00	0.00
4400 · Late Charges	200.00	0.00	2,075.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	417.00	0.00	4,166.00	5,000.00
4450 · Owner Maintenance	2,224.39	541.67	4,873.08	5,416.66	6,500.00
4600 · Miscellaneous Income	150.00	0.00	550.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	12,500.00	12,500.00	15,000.00
4635 · Services Support	2,975.26	3,935.33	38,849.22	39,353.34	47,224.00
4640 · Firewood Income	0.00	183.34	1,040.00	1,833.32	2,200.00
Total Income	67,779.15	66,280.34	667,339.23	662,800.32	795,362.00
Gross Profit	67,779.15	66,280.34	667,339.23	662,800.32	795,362.00
Expense					
5005 · SRCA Payroll					
Total 5000 · Payroll	22,290.63	16,806.00	189,609.94	221,213.00	254,825.00
5100 · Administrative Expenses					
5110 · Management Fee	2,420.00	2,517.00	24,200.00	25,166.00	30,200.00
5120 · Accounting Expense	1,382.50	1,333.00	14,325.00	13,334.00	16,000.00
5130 · Professional Services	5,000.00	833.00	14,269.36	8,334.00	10,000.00
5140 · Legal Expense	0.00	334.00	0.00	3,332.00	4,000.00
5150 · Office Supplies	934.33	416.00	8,780.69	4,168.00	5,000.00
5155 · Bank Service Charges	157.16	84.00	963.29	832.00	1,000.00
5160 · Other Administrative Expense	437.50	625.00	3,244.44	6,250.00	7,500.00
5165 · Lobby Expenses	177.93	208.00	1,673.49	2,084.00	2,500.00
Total 5100 · Administrative Expenses	10,509.42	6,350.00	67,456.27	63,500.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.09	4,416.00	53,271.90	44,168.00	53,000.00
5220 · Personal Property Tax	0.00	41.00	0.00	418.00	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	4,457.00	53,271.90	44,586.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	167.00	1,716.23	1,666.00	2,000.00
5315 · Landscaping & Grounds	4,898.56	833.00	8,068.45	3,333.00	5,000.00
5320 · Snow Removal	0.00	0.00	11,742.50	10,000.00	10,000.00
5325 · Garage Expense	301.25	500.00	578.25	5,000.00	6,000.00
5330 · Carpet Cleaning	0.00	209.00	0.00	2,082.00	2,500.00
5335 · Elevator Expense	485.00	500.00	5,477.00	5,000.00	6,000.00
5340 · Lighting Expense	254.79	84.00	254.79	832.00	1,000.00
5345 · Keys & Locks	815.75	291.00	4,036.32	2,918.00	3,500.00
5360 · Exterior Building Maintenance	625.00	1,000.00	10,450.50	10,000.00	12,000.00
5370 · Interior Repairs & Maintenance	3,014.71	1,000.00	38,770.35	10,000.00	12,000.00
5380 · Outside Maintenance Services	5,181.20	416.00	14,925.04	4,168.00	5,000.00
Total 5300 · Maintenance Expense	15,576.26	5,000.00	96,019.43	54,999.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	1,752.80	1,000.00	16,130.69	10,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,084.00	20,833.30	20,832.00	25,000.00
5430 · Firewood	0.00	167.00	612.22	1,666.00	2,000.00
Total 5400 · Amenities	3,836.13	3,251.00	37,576.21	32,498.00	39,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	0.00	42.00	3,290.26	416.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-1,865.00	1,000.00	1,200.00
5540 · Sprinkler System	0.00	209.00	260.00	2,082.00	2,500.00
Total 5500 · Fire and Protection	0.00	351.00	1,685.26	3,498.00	4,200.00
5600 · Utilities					
5610 · Electricity	3,038.51	5,000.00	56,464.30	50,000.00	60,000.00
5620 · Gas Expense	1,000.00	1,333.00	25,930.03	13,334.00	16,000.00
5630 · Water & Sewer	9,033.65	7,500.00	86,458.71	75,000.00	90,000.00
5640 · Trash Removal	1,630.47	1,083.00	13,554.29	10,834.00	13,000.00
5650 · Cable TV Expense	6,589.42	6,000.00	63,727.18	60,000.00	72,000.00
5660 · Telephone Expense	289.32	667.00	2,817.08	6,666.00	8,000.00
Total 5600 · Utilities	21,581.37	21,583.00	248,951.59	215,834.00	259,000.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	-325.00	0.00	25,819.72	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	3,457.00	0.00	5,827.00	3,000.00	3,000.00
5750 · Track My Shuttle	160.87	0.00	3,097.26	3,000.00	3,000.00
Total 5700 · Transportation	3,292.87	0.00	35,097.88	16,000.00	16,000.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	797.00	11,315.13	7,970.00	9,564.00
5830 · Manager Unit Utilities	112.52	0.00	1,834.11	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	166.00	2,217.84	1,668.00	2,000.00
Total 5800 · Manager Housing	909.16	963.00	15,367.08	9,638.00	11,564.00
5900 · Depreciation Expense	2,638.85	2,639.00	26,388.50	26,390.00	31,667.00
Total Expense	86,118.78	61,400.00	771,424.06	688,156.00	810,956.00
Net Income	-18,339.63	4,880.34	-104,084.83	-25,355.68	-15,594.00
Beginning Fund Balance			56,415.75		
Ending Fund Balance			-47,669.08		

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

	Sep '21 - June 22	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	125,000.00	125,000.00	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	0.00	100.0%
4500 · Interest Earned	2.13	0.00	2.13	100.0%
Total Income	428,212.13	125,000.00	303,212.13	342.57%
Gross Profit	428,212.13	125,000.00	303,212.13	342.57%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	450.00	0.00	450.00	100.0%
6020 · Garage & Associated	11,417.00	0.00	11,417.00	100.0%
6030 · Exterior & Associated	89,659.41	0.00	89,659.41	100.0%
6040 · Interior & Associated	157,458.28	0.00	157,458.28	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	2,980.00	0.00	2,980.00	100.0%
6050 · Mechanical & Associated - Other	59,175.39	0.00	59,175.39	100.0%
Total 6050 · Mechanical & Associated	62,155.39	0.00	62,155.39	100.0%
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	321,140.08	0.00	321,140.08	100.0%
Total Expense	321,140.08	0.00	321,140.08	100.0%
Net Income	107,072.05	125,000.00	-17,927.95	85.66%
Beginning Fund Balance	61,983.04			
Ending Fund Balance	169,055.09			

* Note when looking at Capital balance that cash is short due to the depreciation of fixed assets over time