

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

	<u>July 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	9,446.09
1020 · Alpine Operating	93,686.41
1100 · Capital Reserve - 1st Bank	<u>21,304.39</u>
Total Checking/Savings	124,436.89
Accounts Receivable	
1200 · Accounts Receivable	-17,438.54
Total Accounts Receivable	<u>-17,438.54</u>
Other Current Assets	
1235 · 1235 Other A/R	0.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	15,984.20
1413 · Prepaid Insurance - WC	<u>0.00</u>
Total 1400 · Prepaid Expenses	15,984.20
Total Other Current Assets	<u>18,184.20</u>
Total Current Assets	<u>125,182.55</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	-116,437.50
1592 · Accum Depr - Buses	-62,671.65
1593 · Accum Depr - Furn & Equip	-402,497.77
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-583,959.82</u>
Total Fixed Assets	<u>116,661.73</u>
TOTAL ASSETS	<u><u>241,844.28</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	69,010.54
Total Accounts Payable	69,010.54
Other Current Liabilities	
2200 · Payable to SRR	-9,529.08
2450 · Accrued Expenses	11,650.00
2460 · Parking Liability	<u>14,460.00</u>
Total Other Current Liabilities	<u>16,580.92</u>
Total Current Liabilities	<u>85,591.46</u>
Total Liabilities	85,591.46
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-60,472.91
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	138,704.67
Total 3300 · Capital Reserve	<u>138,704.67</u>
Total Equity	<u>156,252.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>241,844.28</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 July 2022

	July 22	Budget	Sep '21 - July 22	YTD Budget	Annual Budget
Income					
4000 · Association Dues	59,953.16	59,953.00	659,484.76	659,484.00	719,438.00
4300 · Interest Charges	1,446.34	0.00	9,366.67	0.00	0.00
4400 · Late Charges	300.00	0.00	2,375.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	417.00	0.00	4,583.00	5,000.00
4450 · Owner Maintenance	1,916.22	541.67	6,634.58	5,958.33	6,500.00
4600 · Miscellaneous Income	0.00	0.00	550.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	13,750.00	13,750.00	15,000.00
4635 · Services Support	5,184.22	3,935.33	44,033.44	43,288.67	47,224.00
4640 · Firewood Income	0.00	183.34	1,040.00	2,016.66	2,200.00
Total Income	70,049.94	66,280.34	737,234.45	729,080.66	795,362.00
Gross Profit	70,049.94	66,280.34	737,234.45	729,080.66	795,362.00
Expense					
5005 · SRCA Payroll					
Total 5000 · Payroll	33,198.44	16,806.00	221,986.13	238,019.00	254,825.00
5100 · Administrative Expenses					
5110 · Management Fee	2,420.00	2,517.00	26,620.00	27,683.00	30,200.00
5120 · Accounting Expense	1,382.50	1,333.00	15,707.50	14,667.00	16,000.00
5130 · Professional Services	770.50	833.00	15,039.86	9,167.00	10,000.00
5140 · Legal Expense	0.00	334.00	0.00	3,666.00	4,000.00
5150 · Office Supplies	137.36	416.00	8,918.05	4,584.00	5,000.00
5155 · Bank Service Charges	138.00	84.00	1,101.29	916.00	1,000.00
5160 · Other Administrative Expense	0.00	625.00	2,894.44	6,875.00	7,500.00
5165 · Lobby Expenses	0.00	208.00	1,673.49	2,292.00	2,500.00
Total 5100 · Administrative Expenses	4,848.36	6,350.00	71,954.63	69,850.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.09	4,416.00	58,755.99	48,584.00	53,000.00
5220 · Personal Property Tax	0.00	41.00	0.00	459.00	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	4,457.00	58,755.99	49,043.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	340.49	167.00	2,056.72	1,833.00	2,000.00
5315 · Landscaping & Grounds	3,300.88	833.00	11,369.33	4,166.00	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	578.25	5,500.00	6,000.00
5330 · Carpet Cleaning	0.00	209.00	0.00	2,291.00	2,500.00
5335 · Elevator Expense	485.00	500.00	5,962.00	5,500.00	6,000.00
5340 · Lighting Expense	0.00	84.00	254.79	916.00	1,000.00
5345 · Keys & Locks	300.00	291.00	4,686.32	3,209.00	3,500.00
5360 · Exterior Building Maintenance	1,162.07	1,000.00	11,612.57	11,000.00	12,000.00
5370 · Interior Repairs & Maintenance	2,042.62	1,000.00	40,812.97	11,000.00	12,000.00
5380 · Outside Maintenance Services	1,162.50	416.00	16,087.54	4,584.00	5,000.00
Total 5300 · Maintenance Expense	8,793.56	5,000.00	105,162.99	59,999.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	0.00	1,000.00	16,130.69	11,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,084.00	22,916.63	22,916.00	25,000.00
5430 · Firewood	0.00	167.00	612.22	1,833.00	2,000.00

Simba Run Condominium Association
 Operating Fund Statement
 July 2022

	July 22	Budget	Sep '21 - July 22	YTD Budget	Annual Budget
Total 5400 · Amenities	2,083.33	3,251.00	39,659.54	35,749.00	39,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	1,584.42	42.00	4,874.68	458.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-1,865.00	1,100.00	1,200.00
5540 · Sprinkler System	544.95	209.00	804.95	2,291.00	2,500.00
Total 5500 · Fire and Protection	2,129.37	351.00	3,814.63	3,849.00	4,200.00
5600 · Utilities					
5610 · Electricity	3,154.47	5,000.00	59,618.77	55,000.00	60,000.00
5620 · Gas Expense	4,060.68	1,333.00	29,990.71	14,667.00	16,000.00
5630 · Water & Sewer	9,000.00	7,500.00	95,458.71	82,500.00	90,000.00
5640 · Trash Removal	891.65	1,083.00	14,445.94	11,917.00	13,000.00
5650 · Cable TV Expense	6,086.16	6,000.00	69,813.34	66,000.00	72,000.00
5660 · Telephone Expense	290.16	667.00	3,107.24	7,333.00	8,000.00
Total 5600 · Utilities	23,483.12	21,583.00	272,434.71	237,417.00	259,000.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	0.00	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	0.00	0.00	5,827.00	3,000.00	3,000.00
5750 · Track My Shuttle	0.00	0.00	3,097.26	3,000.00	3,000.00
Total 5700 · Transportation	0.00	0.00	35,097.88	16,000.00	16,000.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	797.00	12,111.77	8,767.00	9,564.00
5830 · Manager Unit Utilities	65.54	0.00	1,899.65	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	166.00	2,217.84	1,834.00	2,000.00
Total 5800 · Manager Housing	862.18	963.00	16,229.26	10,601.00	11,564.00
5900 · Depreciation Expense	2,638.85	2,639.00	29,027.35	29,029.00	31,667.00
Total Expense	83,521.30	61,400.00	854,123.11	749,556.00	810,956.00
Net Income	-13,471.36	4,880.34	-116,888.66	-20,475.34	-15,594.00
Beginning Fund Balance			56,415.75		
Ending Fund Balance			-60,472.91		

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

	Sep '21 - July 22	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	137,500.00	137,500.00	0.00	100.0%
4070 · Elevator Special Assessment	0.00	0.00	0.00	0.0%
4150 · Special Assessments 2022	303,210.00	0.00	0.00	100.0%
4500 · Interest Earned	2.98	0.00	2.98	100.0%
Total Income	440,712.98	137,500.00	303,212.98	320.52%
Gross Profit	440,712.98	137,500.00	303,212.98	320.52%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	450.00	0.00	450.00	100.0%
6020 · Garage & Associated	53,752.00	0.00	53,752.00	100.0%
6030 · Exterior & Associated	88,659.41	0.00	88,659.41	100.0%
6040 · Interior & Associated	158,381.06	0.00	158,381.06	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	2,980.00	0.00	2,980.00	100.0%
6050 · Mechanical & Associated - Other	59,768.88	0.00	59,768.88	100.0%
Total 6050 · Mechanical & Associated	62,748.88	0.00	62,748.88	100.0%
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	363,991.35	0.00	363,991.35	100.0%
Total Expense	363,991.35	0.00	363,991.35	100.0%
Net Income	76,721.63	137,500.00	-60,778.37	55.8%
Beginning Fund Balance	61,983.04			
Ending Fund Balance	138,704.67			

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