

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

Aug 31, 22

ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	9,436.09
1020 · Alpine Operating	125,109.47
1100 · Capital Reserve - 1st Bank	21,306.67
Total Checking/Savings	<u>155,852.23</u>
Accounts Receivable	
1200 · Accounts Receivable	379,477.69
Total Accounts Receivable	<u>379,477.69</u>
Other Current Assets	
1235 · 1235 Other A/R	0.00
1240 · 1240 Rental Clearing Account	2,200.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	10,968.17
1411 · Prepaid Insurance - Bus	1,728.49
Total 1400 · Prepaid Expenses	<u>12,696.66</u>
Total Other Current Assets	<u>17,096.66</u>
Total Current Assets	<u>552,426.58</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	-117,247.50
1592 · Accum Depr - Buses	-63,863.80
1593 · Accum Depr - Fum & Equip	-403,134.47
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	<u>-586,598.67</u>
Total Fixed Assets	<u>114,022.88</u>
TOTAL ASSETS	<u><u>666,449.46</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	53,184.00
Total Accounts Payable	<u>53,184.00</u>
Other Current Liabilities	
2100 · Accrued Payroll	8,470.33
2200 · Payable to SRR	2,619.78
2450 · Accrued Expenses	2,500.00
2460 · Parking Liability	0.00
Total Other Current Liabilities	<u>13,590.11</u>
Total Current Liabilities	<u>66,774.11</u>
Total Liabilities	66,774.11
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-100,869.83
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	622,524.12
Total 3300 · Capital Reserve	<u>622,524.12</u>
Total Equity	<u>599,675.35</u>
TOTAL LIABILITIES & EQUITY	<u><u>666,449.46</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 Aug 2022

	Aug 22	Budget	Sep '21 - Aug 22	YTD Budget	Annual Budget
Income					
4000 · Association Dues	59,953.16	59,954.00	719,437.92	719,438.00	719,438.00
4300 · Interest Charges	0.00	0.00	9,366.67	0.00	0.00
4400 · Late Charges	0.00	0.00	2,375.00	0.00	0.00
4440 · Maintenance Labor/Mat. to SRR	0.00	417.00	0.00	5,000.00	5,000.00
4450 · Owner Maintenance	2,889.62	541.67	9,348.87	6,500.00	6,500.00
4600 · Miscellaneous Income	850.00	0.00	1,400.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	15,000.00	15,000.00	15,000.00
4635 · Services Support	3,665.56	3,935.33	47,699.00	47,224.00	47,224.00
4640 · Firewood Income	0.00	183.34	1,040.00	2,200.00	2,200.00
Total Income	68,608.34	66,281.34	805,667.46	795,362.00	795,362.00
Gross Profit	68,608.34	66,281.34	805,667.46	795,362.00	795,362.00
Expense					
5005 · SRCA Payroll					
Total 5000 · Payroll	29,868.48	16,806.00	251,854.61	254,825.00	254,825.00
5100 · Administrative Expenses					
5110 · Management Fee	2,420.00	2,517.00	29,040.00	30,200.00	30,200.00
5120 · Accounting Expense	1,882.50	1,333.00	17,590.00	16,000.00	16,000.00
5130 · Professional Services	0.00	833.00	17,252.36	10,000.00	10,000.00
5140 · Legal Expense	0.00	334.00	541.00	4,000.00	4,000.00
5150 · Office Supplies	137.36	416.00	16,882.23	5,000.00	5,000.00
5155 · Bank Service Charges	138.00	84.00	1,239.29	1,000.00	1,000.00
5160 · Other Administrative Expense	0.00	625.00	2,506.94	7,500.00	7,500.00
5165 · Lobby Expenses	557.56	208.00	2,231.05	2,500.00	2,500.00
Total 5100 · Administrative Expenses	5,135.42	6,350.00	87,282.87	76,200.00	76,200.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	9,737.55	4,416.00	68,493.54	53,000.00	53,000.00
5220 · Personal Property Tax	0.00	41.00	0.00	500.00	500.00
Total 5200 · Operating Insurance and Taxes	9,737.55	4,457.00	68,493.54	53,500.00	53,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	167.00	2,056.72	2,000.00	2,000.00
5315 · Landscaping & Grounds	0.00	8,344.00	11,533.32	5,000.00	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	1,000.25	6,000.00	6,000.00
5330 · Carpet Cleaning	0.00	209.00	0.00	2,500.00	2,500.00
5335 · Elevator Expense	485.00	500.00	6,447.00	6,000.00	6,000.00
5340 · Lighting Expense	0.00	84.00	254.79	1,000.00	1,000.00
5345 · Keys & Locks	0.00	291.00	4,975.50	3,500.00	3,500.00
5360 · Exterior Building Maintenance	625.00	1,000.00	14,302.92	12,000.00	12,000.00
5370 · Interior Repairs & Maintenance	244.02	1,000.00	42,113.63	12,000.00	12,000.00
5380 · Outside Maintenance Services	2,514.50	416.00	22,355.18	5,000.00	5,000.00
Total 5300 · Maintenance Expense	3,868.52	12,511.00	116,781.81	65,000.00	65,000.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	190.62	1,000.00	24,584.27	12,000.00	12,000.00
5415 · Front Desk Credit	2,083.33	2,084.00	25,379.43	25,000.00	25,000.00
5430 · Firewood	0.00	167.00	612.22	2,000.00	2,000.00
Total 5400 · Amenities	2,273.95	3,251.00	50,575.92	39,000.00	39,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	405.00	42.00	5,279.68	500.00	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-1,865.00	1,200.00	1,200.00
5540 · Sprinkler System	0.00	209.00	978.95	2,500.00	2,500.00
Total 5500 · Fire and Protection	405.00	351.00	4,393.63	4,200.00	4,200.00
5600 · Utilities					
5610 · Electricity	3,173.21	5,000.00	62,791.98	60,000.00	60,000.00
5620 · Gas Expense	2,500.00	1,333.00	32,213.46	16,000.00	16,000.00
5630 · Water & Sewer	165.86	7,500.00	104,719.24	90,000.00	90,000.00
5640 · Trash Removal	1,771.87	1,083.00	16,217.81	13,000.00	13,000.00
5650 · Cable TV Expense	6,086.16	6,000.00	76,392.76	72,000.00	72,000.00
5660 · Telephone Expense	51.72	667.00	3,382.87	8,000.00	8,000.00
Total 5600 · Utilities	13,748.82	21,583.00	295,718.12	259,000.00	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	4,098.51	3,000.00	3,000.00
5750 · Track My Shuttle	0.00	0.00	3,258.42	3,000.00	3,000.00
Total 5700 · Transportation	0.00	0.00	33,530.55	16,000.00	16,000.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	6,368.74	797.00	18,480.51	9,564.00	9,564.00
5830 · Manager Unit Utilities	57.79	0.00	1,957.44	0.00	0.00
5840 · Manager Unit Real Estate Taxes	0.00	166.00	2,217.84	2,000.00	2,000.00
Total 5800 · Manager Housing	6,426.53	963.00	22,655.79	11,564.00	11,564.00
5900 · Depreciation Expense	2,638.85	2,639.00	31,666.20	31,667.00	31,667.00
Total Expense	74,103.12	68,911.00	962,953.04	810,956.00	810,956.00
Net Income	-5,494.78	-2,629.66	-157,285.58	-15,594.00	-15,594.00
Beginning Fund Balance			56,415.75		
Ending Fund Balance			-100,869.83		

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

	Sep '21 - Aug 22	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	150,000.00	150,000.00	0.00	100.0%
4070 · Elevator Special Assessment	0.00	0.00	0.00	0.0%
4150 · Special Assessments 2022	803,210.00	0.00	0.00	100.0%
4500 · Interest Earned	5.26	0.00	5.26	100.0%
Total Income	953,215.26	150,000.00	803,215.26	635.48%
Gross Profit	953,215.26	150,000.00	803,215.26	635.48%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	450.00	0.00	450.00	100.0%
6020 · Garage & Associated	65,358.02	0.00	65,358.02	100.0%
6030 · Exterior & Associated	88,659.41	0.00	88,659.41	100.0%
6040 · Interior & Associated	171,031.06	0.00	171,031.06	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	2,980.00	0.00	2,980.00	100.0%
6050 · Mechanical & Associated - Other	58,550.39	0.00	58,550.39	100.0%
Total 6050 · Mechanical & Associated	61,530.39	0.00	61,530.39	100.0%
6060 · Miscellaneous	800.00	0.00	800.00	100.0%
6075 · Roof Repairs	4,845.30			
Total 6000 · Capital Reserve Expense	392,674.18	0.00	387,828.88	100.0%
Total Expense	392,674.18	0.00	392,674.18	100.0%
Net Income	560,541.08	150,000.00	410,541.08	373.69%
Beginning Fund Balance	61,983.04			
Ending Fund Balance	622,524.12			

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