

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

September 30, 22

ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	9,436.09
1020 · Alpine Operating	466,116.00
1100 · Capital Reserve - 1st Bank	21,310.27
Total Checking/Savings	<u>496,862.36</u>
Accounts Receivable	
1200 · Accounts Receivable	57,694.19
Total Accounts Receivable	<u>57,694.19</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	5,484.08
1411 · Prepaid Insurance - Bus	1,152.33
Total 1400 · Prepaid Expenses	<u>6,636.41</u>
Total Other Current Assets	<u>11,036.41</u>
Total Current Assets	<u>565,592.96</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	-118,057.50
1592 · Accum Depr - Buses	-65,055.95
1593 · Accum Depr - Furn & Equip	-403,771.17
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	<u>-589,237.52</u>
Total Fixed Assets	<u>111,384.03</u>
TOTAL ASSETS	<u>676,976.99</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	93,553.78
Total Accounts Payable	<u>93,553.78</u>
Other Current Liabilities	
2100 · Accrued Payroll	0.00
2200 · Payable to SRR	2,349.78
2450 · Accrued Expenses	14,000.00
2460 · Parking Liability	270.00
Total Other Current Liabilities	<u>16,619.78</u>
Total Current Liabilities	<u>110,173.56</u>
Total Liabilities	<u>110,173.56</u>
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-73,063.20
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	561,845.57
Total 3300 · Capital Reserve	<u>561,845.57</u>
Total Equity	<u>566,803.43</u>
TOTAL LIABILITIES & EQUITY	<u>676,976.99</u>

Simba Run Condominium Association
Operating Fund Statement
September 2022

	Sep 22	Budget	Sep '22	YTD Budget	Annual Budget
Income					
4000 · Association Dues	74,941.34	74,941.67	74,941.34	74,941.67	899,300.00
4300 · Interest Charges	0.00	250.00	0.00	250.00	3,000.00
4400 · Late Charges	0.00	125.00	0.00	125.00	1,500.00
4440 · Owner Maintenance Expense	-216.35	0.00	-216.35	0.00	0.00
4450 · Owner Maintenance	1,724.63	2,500.00	1,724.63	2,500.00	30,000.00
4600 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
4635 · Services Support	4,734.50	7,187.50	4,734.50	7,187.50	83,850.00
4640 · Firewood Income	0.00	166.67	0.00	166.67	2,000.00
Total Income	82,434.12	86,420.84	82,434.12	86,420.84	1,034,650.00
Gross Profit	82,434.12	86,420.84	82,434.12	86,420.84	1,034,650.00
Expense					
5005 · SRCA Payroll					
Total 5000 · Payroll	13,455.48	28,849.08	13,455.48	28,849.08	392,818.92
5100 · Administrative Expenses					
5110 · Management Fee	2,420.00	2,617.33	2,420.00	2,617.33	31,408.00
5120 · Accounting Expense	1,382.50	1,386.67	1,382.50	1,386.67	16,640.00
5130 · Professional Services	0.00	916.67	0.00	916.67	11,000.00
5140 · Legal Expense	0.00	333.33	0.00	333.33	4,000.00
5150 · Office Supplies	172.36	500.00	172.36	500.00	6,000.00
5155 · Bank Service Charges	128.00	83.33	128.00	83.33	1,000.00
5160 · Other Administrative Expense	0.00	500.00	0.00	500.00	6,000.00
5165 · Lobby Expenses	510.60	208.33	510.60	208.33	2,500.00
Total 5100 · Administrative Expenses	4,613.46	6,545.66	4,613.46	6,545.66	78,548.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.09	5,250.00	5,484.09	5,250.00	63,000.00
5220 · Personal Property Tax	0.00	41.67	0.00	41.67	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	5,291.67	5,484.09	5,291.67	63,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	0.00	208.33	0.00	208.33	2,500.00
5315 · Landscaping & Grounds	0.00	1,041.67	0.00	1,041.67	6,250.00
5320 · Snow Removal	0.00	0.00	0.00	0.00	11,000.00
5325 · Garage Expense	0.00	400.00	0.00	400.00	4,800.00
5330 · Carpet Cleaning	0.00	156.25	0.00	156.25	1,875.00
5335 · Elevator Expense	485.00	500.00	485.00	500.00	6,000.00
5340 · Lighting Expense	0.00	83.33	0.00	83.33	1,000.00
5345 · Keys & Locks	264.32	208.33	264.32	208.33	2,500.00
5360 · Exterior Building Maintenance	970.00	1,166.67	970.00	1,166.67	14,000.00
5370 · Interior Repairs & Maintenance	132.88	1,250.00	132.88	1,250.00	15,000.00
5380 · Outside Maintenance Services	0.00	520.83	0.00	520.83	6,250.00
Total 5300 · Maintenance Expense	1,852.20	5,535.41	1,852.20	5,535.41	71,175.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	421.48	1,250.00	421.48	1,250.00	15,000.00
5415 · Front Desk Credit	2,083.33	2,083.33	2,083.33	2,083.33	25,000.00
5430 · Firewood	0.00	166.67	0.00	166.67	2,000.00
Total 5400 · Amenities	2,504.81	3,500.00	2,504.81	3,500.00	42,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	0.00	41.67	0.00	41.67	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	0.00	100.00	1,200.00
5540 · Sprinkler System	175.00	208.33	175.00	208.33	2,500.00
Total 5500 · Fire and Protection	175.00	350.00	175.00	350.00	4,200.00
5600 · Utilities					
5610 · Electricity	3,541.73	3,626.47	3,541.73	3,626.47	72,000.00
5620 · Gas Expense	2,500.00	1,068.72	2,500.00	1,068.72	24,000.00
5630 · Water & Sewer	9,000.00	7,545.74	9,000.00	7,545.74	99,000.00
5640 · Trash Removal	822.18	1,300.00	822.18	1,300.00	15,600.00
5650 · Cable TV Expense	5,842.39	6,333.33	5,842.39	6,333.33	73,600.00
5660 · Telephone Expense	262.12	291.67	262.12	291.67	3,500.00
Total 5600 · Utilities	21,968.42	20,165.93	21,968.42	20,165.93	287,700.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	500.00	0.00	500.00	0.00	18,000.00
5720 · Bus License & Fees	0.00	0.00	0.00	0.00	1,000.00
5740 · Bus Insurance	576.16	0.00	576.16	0.00	6,475.00
5750 · Track My Shuttle	0.00	0.00	0.00	0.00	3,000.00
Total 5700 · Transportation	1,076.16	0.00	1,076.16	0.00	28,475.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	796.64	992.08	796.64	992.08	11,905.00
5830 · Manager Unit Utilities	62.38	200.00	62.38	200.00	2,400.00
5840 · Manager Unit Real Estate Taxes	0.00	208.33	0.00	208.33	2,500.00
Total 5800 · Manager Housing	859.02	1,400.41	859.02	1,400.41	16,805.00
5900 · Depreciation Expense	2,638.85	2,500.00	2,638.85	2,500.00	30,000.00
Total Expense	54,627.49	74,138.16	54,627.49	74,138.16	1,015,221.92
Net Income	27,806.63	12,282.68	27,806.63	12,282.68	19,428.08
Beginning Fund Balance			(100,869.83)		
Ending Fund Balance			-73,063.20		

Simba Run Condominium Association
Capital Fund Statement
September 2022

	Sep '22	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	12,500.00	12,500.00	0.00	100.0%
4070 · Elevator Special Assessment	0.00	0.00	0.00	0.0%
4150 · Special Assessments 2022	0.00	0.00	0.00	0.0%
4500 · Interest Earned	3.60	0.00	3.60	100.0%
Total Income	12,503.60	12,500.00	3.60	100.03%
Gross Profit	12,503.60	12,500.00	3.60	100.03%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	0.00	0.00	0.00	0.0%
6020 · Garage & Associated	67,099.76	0.00	67,099.76	100.0%
6030 · Exterior & Associated	0.00	0.00	0.00	0.0%
6040 · Interior & Associated	6,082.39	0.00	6,082.39	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	0.00	0.00	0.00	0.0%
6050 · Mechanical & Associated - Other	0.00	0.00	0.00	0.0%
Total 6050 · Mechanical & Associated	0.00	0.00	0.00	0.0%
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	73,182.15	0.00	73,182.15	100.0%
Total Expense	73,182.15	0.00	73,182.15	100.0%
Net Income	-60,678.55	12,500.00	-73,178.55	-485.43%
Beginning Fund Balance	622,524.12			
Ending Fund Balance	561,845.57			

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