

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

October 31, 22

ASSETS

Current Assets

Checking/Savings

| | |
|-----------------------------------|------------|
| 1000 · First Bank Operating | 9,416.09 |
| 1020 · Alpine Operating | 442,373.03 |
| 1071 Bill.com Money in Clearing | 2,030.71 |
| 1100 · Capital Reserve - 1st Bank | 21,314.80 |

Total Checking/Savings 475,134.63

Accounts Receivable

| | |
|----------------------------|-----------|
| 1200 · Accounts Receivable | 29,821.08 |
|----------------------------|-----------|

Total Accounts Receivable 29,821.08

Other Current Assets

| | |
|-------------------------------------|----------|
| 1235 · 1235 Other A/R | 22.80 |
| 1240 · 1240 Rental Clearing Account | 0.00 |
| 1350 · 1505 Security Deposit | 2,200.00 |
| 1400 · Prepaid Expenses | |
| 1410 · Prepaid Insurance - Bldgs | 0.00 |
| 1411 · Prepaid Insurance - Bus | 576.17 |
| 1411 · Prepaid Expenses -Other | 574.00 |

Total 1400 · Prepaid Expenses 1,150.17

Total Other Current Assets 3,372.97

Total Current Assets 508,328.68

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 | -118,867.50 |
| 1592 · Accum Depr - Buses | -66,248.10 |
| 1593 · Accum Depr - Fum & Equip | -404,407.87 |
| 1594 · Accum Depr - Communication Sys | -2,352.90 |

Total 1590 · Accumulated Depreciation -591,876.37

Total Fixed Assets 108,745.18

TOTAL ASSETS 617,073.86

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

| | |
|-------------------------|-----------|
| 2000 · Accounts Payable | 26,153.06 |
|-------------------------|-----------|

Total Accounts Payable 26,153.06

Other Current Liabilities

| | |
|--------------------------|----------|
| 2100 · Accrued Payroll | 0.00 |
| 2200 · Payable to SRR | 2,049.78 |
| 2450 · Accrued Expenses | 2,500.00 |
| 2460 · Parking Liability | 570.00 |

Total Other Current Liabilities 5,119.78

Total Current Liabilities 31,272.84

Total Liabilities 31,272.84

Equity

| | |
|-------------------------------------|------------|
| 3100 · Working Capital | 78,021.06 |
| 3200 · Owner Equity - Operations | -53,953.41 |
| 3300 · Capital Reserve | |
| 3390 · Capital Reserve Fund Balance | 561,733.37 |

Total 3300 · Capital Reserve 561,733.37

Total Equity 585,801.02

TOTAL LIABILITIES & EQUITY 617,073.86

Simba Run Condominium Association
Operating Fund Statement
October 2022

| | Oct 22 | Budget | Sep - Oct 22 | YTD Budget | Annual Budget |
|---|------------------|------------------|-------------------|-------------------|---------------------|
| Income | | | | | |
| 4000 · Association Dues | 74,941.34 | 74,941.67 | 149,882.68 | 149,883.34 | 899,300.00 |
| 4300 · Interest Charges | 0.00 | 250.00 | 0.00 | 500.00 | 3,000.00 |
| 4400 · Late Charges | 0.00 | 125.00 | 0.00 | 250.00 | 1,500.00 |
| 4440 · Owner Maintenance Expense | -106.49 | 0.00 | -322.84 | 0.00 | 0.00 |
| 4450 · Owner Maintenance | 4,571.76 | 2,500.00 | 6,296.39 | 5,000.00 | 30,000.00 |
| 4600 · Miscellaneous Income | 0.01 | 0.00 | 0.01 | 0.00 | 0.00 |
| 4610 · SRR Rent | 1,250.00 | 1,250.00 | 2,500.00 | 2,500.00 | 15,000.00 |
| 4635 · Services Support | 2,822.00 | 6,987.50 | 7,556.50 | 13,975.00 | 83,850.00 |
| 4640 · Firewood Income | 0.00 | 166.67 | 0.00 | 333.34 | 2,000.00 |
| Total Income | 83,478.62 | 86,220.84 | 165,912.74 | 172,441.68 | 1,034,650.00 |
| Gross Profit | 83,478.62 | 86,220.84 | 165,912.74 | 172,441.68 | 1,034,650.00 |
| Expense | | | | | |
| 5005 · SRCA Payroll | | | | | |
| Total 5000 · Payroll | 21,316.27 | 28,849.08 | 34,771.75 | 57,698.16 | 392,818.92 |
| 5100 · Administrative Expenses | | | | | |
| 5110 · Management Fee | 2,420.00 | 2,617.33 | 4,840.00 | 5,234.66 | 31,408.00 |
| 5120 · Accounting Expense | 1,382.50 | 1,386.67 | 2,765.00 | 2,773.34 | 16,640.00 |
| 5130 · Professional Services | 200.00 | 916.67 | 200.00 | 1,833.34 | 11,000.00 |
| 5140 · Legal Expense | 0.00 | 333.33 | 0.00 | 666.66 | 4,000.00 |
| 5150 · Office Supplies | 2,045.38 | 500.00 | 2,217.74 | 1,000.00 | 6,000.00 |
| 5155 · Bank Service Charges | 148.00 | 83.33 | 276.00 | 166.66 | 1,000.00 |
| 5160 · Other Administrative Expense | 0.00 | 500.00 | 0.00 | 1,000.00 | 6,000.00 |
| 5165 · Lobby Expenses | 943.27 | 208.33 | 1,453.87 | 416.66 | 2,500.00 |
| Total 5100 · Administrative Expenses | 7,139.15 | 6,545.66 | 11,752.61 | 13,091.32 | 78,548.00 |
| 5200 · Operating Insurance and Taxes | | | | | |
| 5210 · Building Insurance | 5,484.08 | 5,250.00 | 10,968.17 | 10,500.00 | 63,000.00 |
| 5220 · Personal Property Tax | 0.00 | 41.67 | 0.00 | 83.34 | 500.00 |
| Total 5200 · Operating Insurance and Taxes | 5,484.08 | 5,291.67 | 10,968.17 | 10,583.34 | 63,500.00 |
| 5300 · Maintenance Expense | | | | | |
| 5310 · Painting / Drywall | 250.00 | 208.33 | 250.00 | 416.66 | 2,500.00 |
| 5315 · Landscaping & Grounds | 0.00 | 1,041.67 | 0.00 | 2,083.34 | 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 | 800.00 | 4,800.00 |
| 5330 · Carpet Cleaning | 0.00 | 156.25 | 0.00 | 312.50 | 1,875.00 |
| 5335 · Elevator Expense | 485.00 | 500.00 | 970.00 | 1,000.00 | 6,000.00 |
| 5340 · Lighting Expense | 0.00 | 83.33 | 0.00 | 166.66 | 1,000.00 |
| 5345 · Keys & Locks | 0.00 | 208.33 | 264.32 | 416.66 | 2,500.00 |
| 5360 · Exterior Building Maintenance | 517.93 | 1,166.67 | 1,487.93 | 2,333.34 | 14,000.00 |
| 5370 · Interior Repairs & Maintenance | 3,419.03 | 1,250.00 | 3,551.91 | 2,500.00 | 15,000.00 |
| 5380 · Outside Maintenance Services | 0.00 | 520.83 | 0.00 | 1,041.66 | 6,250.00 |
| Total 5300 · Maintenance Expense | 4,671.96 | 5,535.41 | 6,524.16 | 11,070.82 | 71,175.00 |
| 5400 · Amenities | | | | | |
| 5410 · Pool / Sauna / Tennis / Equip | 2,543.09 | 1,250.00 | 2,964.57 | 2,500.00 | 15,000.00 |
| 5415 · Front Desk Credit | 2,083.33 | 2,083.33 | 4,166.66 | 4,166.66 | 25,000.00 |
| 5430 · Firewood | 0.00 | 166.67 | 0.00 | 333.34 | 2,000.00 |
| Total 5400 · Amenities | 4,626.42 | 3,500.00 | 7,131.23 | 7,000.00 | 42,000.00 |
| 5500 · Fire and Protection | | | | | |
| 5520 · Alarm Monitoring | 0.00 | 41.67 | 0.00 | 83.34 | 500.00 |
| 5530 · Smoke Detectors / Extinguisher | 0.00 | 100.00 | 0.00 | 200.00 | 1,200.00 |
| 5540 · Sprinkler System | 520.00 | 208.33 | 695.00 | 416.66 | 2,500.00 |
| Total 5500 · Fire and Protection | 520.00 | 350.00 | 695.00 | 700.00 | 4,200.00 |
| 5600 · Utilities | | | | | |
| 5610 · Electricity | 3,968.92 | 3,726.59 | 7,510.65 | 7,353.06 | 72,000.00 |
| 5620 · Gas Expense | 2,005.49 | 1,439.37 | 4,455.96 | 2,508.09 | 24,000.00 |
| 5630 · Water & Sewer | 5,193.73 | 8,512.00 | 14,193.73 | 16,057.74 | 99,000.00 |
| 5640 · Trash Removal | 1,567.26 | 1,300.00 | 2,389.44 | 2,600.00 | 15,600.00 |
| 5650 · Cable TV Expense | 6,472.13 | 6,133.33 | 12,561.15 | 12,266.70 | 73,600.00 |
| 5660 · Telephone Expense | 261.04 | 291.67 | 523.16 | 583.34 | 3,500.00 |
| Total 5600 · Utilities | 19,468.57 | 21,402.96 | 41,634.09 | 41,368.93 | 287,700.00 |
| 5700 · Transportation | | | | | |
| 5710 · Bus Gas / Repair / Maintenance | 0.00 | 0.00 | 500.00 | 500.00 | 18,000.00 |
| 5720 · Bus License & Fees | 421.63 | 500.00 | 421.63 | 500.00 | 1,000.00 |
| 5740 · Bus Insurance | 576.16 | 500.00 | 1,152.32 | 1,000.00 | 6,475.00 |
| 5750 · Track My Shuttle | 162.34 | 150.00 | 162.34 | 150.00 | 3,000.00 |
| Total 5700 · Transportation | 1,160.13 | 1,150.00 | 2,236.29 | 2,150.00 | 28,475.00 |
| 5800 · Manager Housing | | | | | |
| 5820 · Manager Unit Condo Fees | 1,126.22 | 992.08 | 1,922.86 | 1,984.16 | 11,905.00 |
| 5830 · Manager Unit Utilities | 150.35 | 200.00 | 212.73 | 400.00 | 2,400.00 |
| 5840 · Manager Unit Real Estate Taxes | 0.00 | 208.33 | 0.00 | 416.66 | 2,500.00 |
| Total 5800 · Manager Housing | 1,276.57 | 1,400.41 | 2,135.59 | 2,800.82 | 16,805.00 |
| 5900 · Depreciation Expense | 2,638.85 | 2,500.00 | 5,277.70 | 5,000.00 | 30,000.00 |
| Total Expense | 68,302.00 | 76,525.19 | 123,126.59 | 151,463.39 | 1,015,221.92 |
| Net Income | 15,176.62 | 9,695.65 | 42,786.15 | 20,978.29 | 19,428.08 |
| Beginning Fund Balance | | | (96,739.56) | | |
| Ending Fund Balance | | | -53,953.41 | | |

Simba Run Condominium Association
Capital Fund Statement
October 2022

| | Oct '22 | Budget | \$ Over Budget | % of Budget |
|---|-------------------|------------------|-------------------|-----------------|
| Income | | | | |
| 4050 · Capital Reserve Dues | 25,000.00 | 25,000.00 | 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 | 8.13 | 0.00 | 4.53 | 100.0% |
| Total Income | 25,008.13 | 25,000.00 | 8.13 | 100.03% |
| Gross Profit | 25,008.13 | 25,000.00 | 8.13 | 100.03% |
| Expense | | | | |
| 6000 · Capital Reserve Expense | | | | |
| 6010 · Pool & Associated | 0.00 | 0.00 | 0.00 | 0.0% |
| 6020 · Garage & Associated | 69,860.49 | 0.00 | 69,860.49 | 100.0% |
| 6030 · Exterior & Associated | 0.00 | 0.00 | 0.00 | 0.0% |
| 6040 · Interior & Associated | 9,523.39 | 0.00 | 9,523.39 | 100.0% |
| 6075 Roof Repairs | 6,415.00 | 0.00 | 6,415.00 | 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 | 85,798.88 | 0.00 | 85,798.88 | 100.0% |
| Total Expense | 85,798.88 | 0.00 | 85,798.88 | 100.0% |
| Net Income | -60,790.75 | 25,000.00 | -85,790.75 | -243.16% |
| Beginning Fund Balance | 622,524.12 | | | |
| Ending Fund Balance | 561,733.37 | | | |

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