

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

November 30, 2022

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating	9,406.09
1020 · Alpine Operating	480,874.09
1071 Bill.com Money in Clearing	2,636.85
1100 · Capital Reserve - 1st Bank	21,327.67
Total Checking/Savings	514,244.70

Accounts Receivable

1200 · Accounts Receivable	867.36
Total Accounts Receivable	867.36

Other Current Assets

1235 · 1235 Other A/R	22.80
1300 · 1300 Undeposited funds	0.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	2,370.97
1413 · Prepaid Insurance- WC	574.00
1411 · Prepaid Expenses -Other	0.00
Total 1400 · Prepaid Expenses	2,944.97
Total Other Current Assets	5,167.77

Total Current Assets

520,279.83

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	-119,677.50
1592 · Accum Depr - Buses	-67,631.11
1593 · Accum Depr - Fum & Equip	-405,216.44
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	-594,877.95
Total Fixed Assets	105,743.60

TOTAL ASSETS

626,023.43

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	21,636.26
Total Accounts Payable	21,636.26

Other Current Liabilities

2100 · Accrued Payroll	0.00
2200 · Payable to SRR	1,387.00
2450 · Accrued Expenses	2,746.63
2460 · Parking Liability	750.00
Total Other Current Liabilities	4,883.63

Total Current Liabilities

26,519.89

Total Liabilities

26,519.89

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-44,128.76
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	565,611.24
Total 3300 · Capital Reserve	565,611.24

Total Equity

599,503.54

TOTAL LIABILITIES & EQUITY

626,023.43

Simba Run Condominium Association
Operating Fund Statement
November 2022

	Nov 22	Budget	Sep - Nov 22	YTD Budget	Annual Budget
Income					
4000 · Association Dues	74,941.34	74,941.67	224,824.02	224,825.01	899,300.00
4300 · Interest Charges	938.46	250.00	938.46	750.00	3,000.00
4400 · Late Charges	300.00	125.00	300.00	375.00	1,500.00
4440 · Owner Maintenance Expense	0.00	0.00	-322.84	0.00	0.00
4450 · Owner Maintenance	0.00	2,500.00	6,296.39	7,500.00	30,000.00
4600 · Miscellaneous Income	200.00	0.00	200.01	0.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	3,750.00	3,750.00	15,000.00
4635 · Services Support	3,612.50	6,987.50	12,163.50	20,962.50	83,850.00
4640 · Firewood Income	0.00	166.67	0.00	500.01	2,000.00
Total Income	81,242.30	86,220.84	248,149.54	258,662.52	1,034,650.00
Gross Profit	81,242.30	86,220.84	248,149.54	258,662.52	1,034,650.00
Expense					
5005 · SRCA Payroll					
Total 5000 · Payroll	19,909.12	36,620.83	54,680.87	94,318.99	392,818.92
5100 · Administrative Expenses					
5110 · Management Fee	2,420.00	2,617.33	7,260.00	7,851.99	31,408.00
5120 · Accounting Expense	1,382.50	1,386.67	4,147.50	4,160.01	16,640.00
5130 · Professional Services	0.00	916.67	200.00	2,750.01	11,000.00
5140 · Legal Expense	0.00	333.33	0.00	999.99	4,000.00
5150 · Office Supplies	308.11	500.00	2,525.85	1,500.00	6,000.00
5155 · Bank Service Charges	138.00	83.33	414.00	249.99	1,000.00
5160 · Other Administrative Expense	50.00	500.00	347.95	1,500.00	6,000.00
5165 · Lobby Expenses	0.00	208.33	1,453.87	624.99	2,500.00
Total 5100 · Administrative Expenses	4,298.61	6,545.66	16,349.17	19,636.98	78,548.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	5,484.08	5,250.00	16,452.26	15,750.00	63,000.00
5220 · Personal Property Tax	0.00	41.67	0.00	125.01	500.00
Total 5200 · Operating Insurance and Taxes	5,484.08	5,291.67	16,452.26	15,875.01	63,500.00
5300 · Maintenance Expense					
5310 · Painting / Drywall	250.00	208.33	500.00	624.99	2,500.00
5315 · Landscaping & Grounds	184.05	0.00	184.05	2,083.34	6,250.00
5320 · Snow Removal	1,250.00	1,833.33	1,250.00	1,833.33	11,000.00
5325 · Garage Expense	326.75	400.00	326.75	1,200.00	4,800.00
5330 · Carpet Cleaning	0.00	156.25	0.00	468.75	1,875.00
5335 · Elevator Expense	485.00	500.00	1,455.00	1,500.00	6,000.00
5340 · Lighting Expense	0.00	83.33	0.00	249.99	1,000.00
5345 · Keys & Locks	134.80	208.33	399.12	624.99	2,500.00
5360 · Exterior Building Maintenance	625.00	1,166.67	2,112.93	3,500.01	14,000.00
5370 · Interior Repairs & Maintenance	0.00	1,250.00	3,551.91	3,750.00	15,000.00
5380 · Outside Maintenance Services	0.00	520.83	0.00	1,562.49	6,250.00
Total 5300 · Maintenance Expense	3,255.60	6,327.07	9,779.76	17,397.89	71,175.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	6,896.06	1,250.00	9,860.63	3,750.00	15,000.00
5415 · Front Desk Credit	2,083.33	2,083.33	6,249.99	6,249.99	25,000.00
5430 · Firewood	475.00	166.67	475.00	500.01	2,000.00
Total 5400 · Amenities	9,454.39	3,500.00	16,585.62	10,500.00	42,000.00
5500 · Fire and Protection					
5520 · Alarm Monitoring	0.00	41.67	0.00	125.01	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	0.00	300.00	1,200.00
5540 · Sprinkler System	0.00	208.33	695.00	624.99	2,500.00
Total 5500 · Fire and Protection	0.00	350.00	695.00	1,050.00	4,200.00
5600 · Utilities					
5610 · Electricity	7,352.84	6,925.93	14,863.49	14,278.99	72,000.00
5620 · Gas Expense	2,500.00	1,866.68	6,191.02	4,374.77	24,000.00
5630 · Water & Sewer	8,318.36	6,766.99	25,229.67	22,824.73	99,000.00
5640 · Trash Removal	849.54	1,300.00	3,301.98	3,900.00	15,600.00
5650 · Cable TV Expense	6,333.78	6,133.33	18,439.76	18,400.03	73,600.00
5660 · Telephone Expense	260.40	291.67	783.56	875.01	3,500.00
Total 5600 · Utilities	25,614.92	23,284.60	68,809.48	64,653.53	287,700.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	0.00	3,000.00	500.00	3,000.00	18,000.00
5720 · Bus License & Fees	0.00	166.67	421.63	166.67	1,000.00
5740 · Bus Insurance	576.17	1,079.17	1,728.49	1,079.17	6,475.00
5750 · Track My Shuttle	0.00	500.00	162.34	500.00	3,000.00
Total 5700 · Transportation	576.17	4,745.84	2,812.46	4,745.84	28,475.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	961.43	992.08	2,884.29	2,976.24	11,905.00
5830 · Manager Unit Utilities	272.08	200.00	484.81	600.00	2,400.00
5840 · Manager Unit Real Estate Taxes	0.00	208.33	0.00	624.99	2,500.00
Total 5800 · Manager Housing	1,233.51	1,400.41	3,369.10	4,201.23	16,805.00
5900 · Depreciation Expense	2,638.85	2,500.00	7,916.55	7,500.00	30,000.00
Total Expense	72,465.25	90,566.08	197,450.27	239,879.47	1,015,221.92
Net Income	8,777.05	-4,345.24	50,699.27	18,783.05	19,428.08
Beginning Fund Balance			(94,828.03)		
Ending Fund Balance			-44,128.76		

Simba Run Condominium Association
Capital Fund Statement
November 2022

	Sept-Nov '22	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	37,500.00	37,500.00	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	21.00	0.00	21.00	100.0%
Total Income	37,521.00	37,500.00	21.00	100.06%
Gross Profit	37,521.00	37,500.00	21.00	100.06%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	5,425.00	0.00	0.00	100.0%
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	91,223.88	0.00	91,223.88	100.0%
Total Expense	91,223.88	0.00	91,223.88	100.0%
Net Income	-53,702.88	37,500.00	-91,202.88	-143.21%
Beginning Fund Balance	619,314.12			
Ending Fund Balance	565,611.24			

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