

Simba Run Condominium Association  
Balance Sheet  
As of January 31, 2023

January 31, 2023

ASSETS

Current Assets

Checking/Savings

1000 · First Bank Operating	9,386.09
1020 · Alpine Operating	417,997.61
1071 Bill.com Money in Clearing	5,966.18
1072 Bill.com Money out Clearing	-713.96
1100 · Capital Reserve - 1st Bank	<u>21,354.89</u>

Total Checking/Savings 453,990.81

Accounts Receivable

1200 · Accounts Receivable	<u>16,865.39</u>
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Total Accounts Receivable 16,865.39

Other Current Assets

1201 · RDP AR	6,849.70
1235 · 1235 Other A/R	0.00
1240 · Rental Clearing Account	0.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	21,992.51
1413 · Prepaid Insurance- WC	3,032.68
1411 Prepaid Insurance- Bus	1,150.00
1400 Prepaid Expenses- Other	<u>576.00</u>

Total 1400 · Prepaid Expenses 26,751.19

Total Other Current Assets 35,800.89

Total Current Assets 506,657.09

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	-121,297.50
1592 · Accum Depr - Buses	-70,015.41
1593 · Accum Depr - Fum & Equip	-406,489.84
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>

Total 1590 · Accumulated Depreciation -600,155.65

Total Fixed Assets 100,465.90

**TOTAL ASSETS** 607,122.99

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>18,295.22</u>
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Total Accounts Payable 18,295.22

Other Current Liabilities

2100 · Accrued Payroll	0.00
2200 · Payable to SRR	-2,469.37
2450 · Accrued Expenses	15,100.00
2460 · Parking Liability	<u>3,810.00</u>

Total Other Current Liabilities 16,440.63

Total Current Liabilities 34,735.85

Total Liabilities 34,735.85

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-96,272.38
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>590,638.46</u>

Total 3300 · Capital Reserve 590,638.46

Total Equity 572,387.14

**TOTAL LIABILITIES & EQUITY** 607,122.99

Simba Run Condominium Association  
 Operating Fund Statement  
 January 2023

	Jan 23	Budget	\$ Over Budget	Sep - Jan 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 - Association Dues	74,941.34	74,941.67	-0.33	374,706.70	374,708.35	-1.65	899,300.00
4300 - Interest Charges	0.00	250.00	-250.00	1,013.33	1,250.00	-236.67	3,000.00
4400 - Late Charges	0.00	125.00	-125.00	325.00	625.00	-300.00	1,500.00
4440 - Owner Maintenance Expense	-238.92		-238.92	-1,359.02	0.00	-1,359.02	0.00
4450 - Owner Maintenance	6,849.70	2,500.00	4,349.70	13,265.12	12,500.00	765.12	30,000.00
4553 - Parking Fee	0.00		0.00	0.00	0.00	0.00	0.00
4600 - Miscellaneous Income	0.00		0.00	200.01	0.00	200.01	0.00
4610 - SRR Rent	1,250.00	1,250.00	0.00	6,250.00	6,250.00	0.00	15,000.00
4635 - Services Support	12,053.00	6,987.50	5,065.50	32,648.50	34,937.50	-2,289.00	83,850.00
4640 - Firewood Income	371.00	166.67	204.33	541.00	833.35	-292.35	2,000.00
<b>Total Income</b>	<b>95,226.12</b>	<b>86,220.84</b>	<b>9,005.28</b>	<b>427,590.64</b>	<b>431,104.20</b>	<b>-3,513.56</b>	<b>1,034,650.00</b>
<b>Gross Profit</b>	<b>95,226.12</b>	<b>86,220.84</b>	<b>9,005.28</b>	<b>427,590.64</b>	<b>431,104.20</b>	<b>-3,513.56</b>	<b>1,034,650.00</b>
5000 - Payroll							
5005 - SRCA Payroll							
<b>Total 5000 - Payroll</b>	<b>36,557.92</b>	<b>36,620.73</b>	<b>62.81</b>	<b>139,016.39</b>	<b>167,560.45</b>	<b>28,544.06</b>	<b>392,818.92</b>
5100 - Administrative Expenses							
5110 - Management Fee	2,420.00	2,617.33	197.33	12,100.00	13,086.65	986.65	31,408.00
5120 - Accounting Expense	1,451.63	1,386.67	-64.96	6,981.63	6,933.35	-48.28	16,640.00
5130 - Professional Services	8,025.00	916.67	-7,108.33	12,021.00	4,583.35	-7,437.65	11,000.00
5140 - Legal Expense	0.00	333.33	333.33	532.50	1,666.65	1,134.15	4,000.00
5150 - Office Supplies	685.00	500.00	-185.00	3,707.31	2,500.00	-1,207.31	6,000.00
5155 - Bank Service Charges	144.00	83.33	-60.67	696.00	416.65	-279.35	1,000.00
5160 - Other Administrative Expense	1,647.67	500.00	-1,147.67	4,332.61	2,500.00	-1,832.61	6,000.00
5165 - Cleaning Supplies	1,234.06	208.33	-1,025.73	3,173.74	1,041.65	-2,132.09	2,500.00
<b>Total 5100 - Administrative Expenses</b>	<b>15,607.44</b>	<b>6,545.66</b>	<b>-9,061.78</b>	<b>43,544.79</b>	<b>32,728.30</b>	<b>-10,816.49</b>	<b>78,548.00</b>
5200 - Operating Insurance and Taxes							
5210 - Building Insurance	5,484.09	5,250.00	-234.09	27,420.44	26,250.00	-1,170.44	63,000.00
5220 - Personal Property Tax	0.00	41.67	41.67	0.00	208.35	208.35	500.00
<b>Total 5200 - Operating Insurance and Taxes</b>	<b>5,484.09</b>	<b>5,291.67</b>	<b>-192.42</b>	<b>27,420.44</b>	<b>26,458.35</b>	<b>-962.09</b>	<b>63,500.00</b>
5300 - Maintenance Expense							
5315 - Landscaping & Grounds	59.99	0.00	-59.99	244.04	2,083.34	1,839.30	6,250.00
5320 - Snow Removal	7,117.75	1,833.33	-5,284.42	9,909.25	5,499.99	-4,409.26	11,000.00
5325 - Garage Expense	425.20	400.00	-25.20	1,451.95	2,000.00	548.05	4,800.00
5330 - Carpet Cleaning	0.00	156.25	156.25	0.00	781.25	781.25	1,875.00
5335 - Elevator Expense	0.00	500.00	500.00	1,940.00	2,500.00	560.00	6,000.00
5340 - Lighting Expense	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
5345 - Keys & Locks	809.94	208.33	-601.61	1,209.06	1,041.65	-167.41	2,500.00
5360 - Exterior Building Maintenance	0.00	1,166.67	1,166.67	2,737.93	5,833.35	3,095.42	14,000.00
5367 - Painting / Drywall	0.00	208.33	208.33	500.00	1,041.65	541.65	2,500.00
5370 - Interior Repairs & Maintenance	4,063.86	1,250.00	-2,813.86	7,422.44	6,250.00	-1,172.44	15,000.00
5380 - Outside Maintenance Services	712.99	520.83	-192.16	712.99	2,604.15	1,891.16	6,250.00
<b>Total 5300 - Maintenance Expense</b>	<b>13,189.73</b>	<b>6,327.07</b>	<b>-6,862.66</b>	<b>26,127.66</b>	<b>30,052.03</b>	<b>3,924.37</b>	<b>71,175.00</b>
5400 - Amenities							
5410 - Pool / Sauna / Tennis / Equip	1,314.15	1,250.00	-64.15	13,044.61	6,250.00	-6,794.61	15,000.00
5415 - Front Desk Credit	2,083.33	2,083.33	0.00	10,416.65	10,416.65	0.00	25,000.00
5430 - Firewood	-60.00	166.67	226.67	415.00	833.35	418.35	2,000.00
<b>Total 5400 - Amenities</b>	<b>3,337.48</b>	<b>3,500.00</b>	<b>162.52</b>	<b>23,876.26</b>	<b>17,500.00</b>	<b>-6,376.26</b>	<b>42,000.00</b>
5500 - Fire and Protection							
5520 - Alarm Monitoring	0.00	41.67	41.67	0.00	208.35	208.35	500.00
5530 - Smoke Detectors / Extinguisher	0.00	100.00	100.00	0.00	500.00	500.00	1,200.00
5540 - Sprinkler System	0.00	208.33	208.33	1,177.25	1,041.65	-135.60	2,500.00
<b>Total 5500 - Fire and Protection</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>	<b>1,177.25</b>	<b>1,750.00</b>	<b>572.75</b>	<b>4,200.00</b>
5600 - Utilities							
5610 - Electricity	8,970.70	7,682.51	-1,288.19	31,032.50	27,847.64	-3,184.86	72,000.00
5620 - Gas Expense	5,600.00	3,570.90	-2,029.10	17,585.49	10,652.40	-6,933.09	24,000.00
5630 - Water & Sewer	9,500.00	9,246.91	-253.09	44,242.90	39,540.18	-4,702.72	99,000.00
5640 - Trash Removal	3,709.60	1,300.00	-2,409.60	7,923.51	6,500.00	-1,423.51	15,600.00
5650 - Cable TV Expense	11,889.59	6,133.33	-5,756.26	36,372.29	30,666.69	-5,705.60	73,600.00
5660 - Telephone Expense	289.48	281.67	-7.81	1,340.01	1,458.35	118.34	3,500.00
<b>Total 5600 - Utilities</b>	<b>39,939.37</b>	<b>28,225.32</b>	<b>-11,714.05</b>	<b>138,496.70</b>	<b>116,665.26</b>	<b>-21,831.44</b>	<b>287,700.00</b>
5700 - Transportation							
5710 - Bus Gas / Repair / Maintenance	559.82	3,000.00	2,440.18	3,152.21	9,000.00	5,847.79	18,000.00
5720 - Bus License & Fees	70.00	166.67	96.67	491.63	500.01	8.38	1,000.00
5730 - Bus Lease	0.00		0.00	0.00	0.00	0.00	0.00
5740 - Bus Insurance	1,690.16	1,079.17	-610.99	3,994.81	3,237.51	-757.30	6,475.00
5750 - Track My Shuttle	410.65	500.00	89.35	572.99	1,500.00	927.01	3,000.00
<b>Total 5700 - Transportation</b>	<b>2,730.63</b>	<b>4,745.84</b>	<b>2,015.21</b>	<b>8,211.64</b>	<b>14,237.52</b>	<b>6,025.88</b>	<b>28,475.00</b>
5800 - Manager Housing							
5820 - Manager Unit Condo Fees	961.43	992.08	30.65	4,807.15	4,960.40	153.25	11,905.00
5830 - Manager Unit Utilities	247.95	200.00	-47.95	1,008.22	1,000.00	-8.22	2,400.00
5840 - Manager Unit Real Estate Taxes	2,154.24	208.33	-1,945.91	2,154.24	1,041.65	-1,112.59	2,500.00
<b>Total 5800 - Manager Housing</b>	<b>3,363.62</b>	<b>1,400.41</b>	<b>-1,963.21</b>	<b>7,969.61</b>	<b>7,002.05</b>	<b>-967.56</b>	<b>16,805.00</b>
5900 - Depreciation Expense	2,638.85	2,500.00	-138.85	13,194.25	12,500.00	-694.25	30,000.00
<b>Total Expense</b>	<b>122,849.13</b>	<b>95,506.70</b>	<b>-27,342.43</b>	<b>429,034.99</b>	<b>426,453.96</b>	<b>-2,581.03</b>	<b>1,015,221.92</b>
<b>Net Income</b>	<b>-27,623.01</b>	<b>-9,285.86</b>	<b>-18,337.15</b>	<b>(94,828.03)</b>	<b>4,650.24</b>	<b>-6,094.59</b>	<b>19,428.08</b>
Beginning Fund Balance				(94,828.03)			
Ending Fund Balance				-96,272.38			

Simba Run Condominium Association  
Capital Fund Statement  
September through January 2023

	Sep - Jan 2023	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	62,500.00	62,500.00	0.00	100.0%
4500 · Interest Earned	48.22	0.00	48.22	100.0%
<b>Total Income</b>	<b>62,548.22</b>	<b>62,500.00</b>	<b>48.22</b>	<b>100.08%</b>
Gross Profit	62,548.22	62,500.00	48.22	100.08%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	5,425.00	0.00	-5,425.00	100.0%
6020 · Garage & Associated	69,860.49	0.00	-69,860.49	100.0%
6030 · Exterior & Associated			0.00	
6035 · Roof remodel	6,415.00	0.00	-6,415.00	100.0%
6030 · Exterior & Associated - Other	0.00	0.00	0.00	0.0%
<b>Total 6030 · Exterior &amp; Associated</b>	<b>6,415.00</b>	<b>0.00</b>	<b>-6,415.00</b>	<b>100.0%</b>
6040 · Interior & Associated				
6045 · Plumbing remodel	0.00	0.00	0.00	0.0%
6040 · Interior & Associated - Other	9,523.39	0.00	-9,523.39	100.0%
<b>Total 6040 · Interior &amp; Associated</b>	<b>9,523.39</b>	<b>0.00</b>	<b>-9,523.39</b>	<b>100.0%</b>
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%
<b>Total 6050 · Mechanical &amp; Associated</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
6060 · Miscellaneous	0.00	0.00	0.00	0.0%
<b>Total 6000 · Capital Reserve Expense</b>	<b>91,223.88</b>	<b>0.00</b>	<b>-91,223.88</b>	<b>100.0%</b>
<b>Total Expense</b>	<b>91,223.88</b>	<b>0.00</b>	<b>-91,223.88</b>	<b>100.0%</b>
<b>Net Income</b>	<b>-28,675.66</b>	<b>62,500.00</b>	<b>-91,175.66</b>	<b>-45.88%</b>
Beginning Fund Balance	619,314.12			
Ending Fund Balance	590,638.46			

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