

Simba Run Condominium Association - Proposed Budget FY 23/24

Operating Fund Statement
August 31, 2023

	Sep '22 - Aug 23	Sep '21 - Aug 22	\$ Change	% Change	Proposed Budget
Income					FY23/24
4000 · Association Dues	899,296.08	719,437.92	179,858.16	25.0%	992,620.00
4300 · Interest Charges	3,313.80	9,366.67	-6,052.87	-64.62%	3,000.00
4400 · Late Charges	2,800.00	2,375.00	425.00	17.9%	
4440 · Owner Maintenance Expense	-1,484.02	0.00	-1,484.02	-100.0%	
4450 · Owner Maintenance	45,121.75	9,153.87	35,967.88	392.93%	30,000.00
4600 · Miscellaneous Income	300.01	1,400.00	-1,099.99	-78.57%	
4610 · SRR Rent	15,000.00	15,000.00	0.00	0.0%	15,000.00
4635 · Services Support	79,499.01	46,763.26	32,735.75	70.0%	95,732.94
4640 · Firewood Income	889.00	1,040.00	-151.00	-14.52%	1,000.00
Total Income	1,044,735.63	804,536.72	240,198.91	29.86%	1,137,352.94
Gross Profit	1,044,735.63	804,536.72	240,198.91	29.86%	
Expense					
5000 · Payroll					
Total 5000 · Payroll	387,488.70	211,115.54	176,373.16	83.54%	472,352.94
5100 · Administrative Expenses					
5110 · Management Fee	25,354.94	29,040.00	-3,685.06	-12.69%	18,600.00
5120 · Accounting Expense	18,114.29	17,590.00	524.29	2.98%	8,125.00
5130 · Professional Services	8,147.40	17,252.36	-9,104.96	-52.78%	2,500.00
5139 · Computer & Technology	4,620.98	0.00	4,620.98	100.0%	8,000.00
5140 · Legal Expense	3,525.50	541.00	2,984.50	551.66%	6,000.00
5150 · Office Supplies	6,025.70	16,882.23	-10,856.53	-64.31%	1,950.00
5155 · Bank Service Charges	2,005.28	1,239.29	765.99	61.81%	6,000.00
5160 · Other Administrative Expense	7,640.45	2,506.94	5,133.51	204.77%	5,500.00
5165 · Cleaning Supplies	6,733.90	2,231.05	4,502.85	201.83%	2,500.00
5170 · Recruiting	2,973.56	0.00	2,973.56	100.0%	
Total 5100 · Administrative Expenses	85,142.00	87,282.87	-2,140.87	-2.45%	59,175.00
5200 · Operating Insurance and Taxes					
5210 · Building Insurance	65,809.07	68,493.54	-2,684.47	-3.92%	77,500.00
5220 · Personal Property Tax					615.00
Total 5200 · Operating Insurance and Taxe	65,809.07	68,493.54	-2,684.47	-0.04	78,115.00
5300 · Maintenance Expense					
5315 · Landscaping & Grounds	3,270.69	11,533.32	-8,262.63	-71.64%	9,000.00
5320 · Snow Removal	16,382.67	11,742.50	4,640.17	39.52%	15,000.00
5325 · Garage Expense	1,668.39	1,000.25	668.14	66.8%	3,000.00
5330 · Carpet Cleaning	1,812.31	0.00	1,812.31	100.0%	1,500.00
5335 · Elevator Expense	20,335.00	6,447.00	13,888.00	215.42%	12,000.00
5340 · Lighting Expense	512.24	254.79	257.45	101.04%	1,000.00
5345 · Keys & Locks	2,243.53	4,975.50	-2,731.97	-54.91%	2,000.00
5360 · Exterior Building Maintenance	7,520.17	14,302.92	-6,782.75	-47.42%	14,000.00
5366 · Roof Repairs	3,939.63	0.00	3,939.63	100.0%	3,500.00
5367 · Painting / Drywall	4,515.43	2,056.72	2,458.71	119.55%	2,500.00
5370 · Interior Repairs & Maintenance	12,791.43	42,113.63	-29,322.20	-69.63%	10,000.00
5371 · Plumbing Repairs	-9,053.09	0.00	-9,053.09	-100.0%	5,000.00
5375 · Miscellaneous	893.88	0.00	893.88	100.0%	1,000.00
5380 · Outside Maintenance Services	17,226.81	22,355.18	-5,128.37	-22.94%	5,000.00
5390 · Laundry	65.88	0.00	65.88	100.0%	
Total 5300 · Maintenance Expense	84,124.97	116,781.81	-32,656.84	-27.96%	84,500.00
5400 · Amenities					
5410 · Pool / Sauna / Tennis / Equip	20,205.62	17,049.00	3,156.62	18.52%	15,000.00
5415 · Front Desk Credit	24,999.96	25,379.43	-379.47	-1.5%	40,000.00
5430 · Firewood	415.00	612.22	-197.22	-32.21%	1,800.00
Total 5400 · Amenities	45,620.58	43,040.65	2,579.93	5.99%	56,800.00
5500 · Fire and Protection					
5510 · Superior Alarm Annual	5,045.34	0.00	5,045.34	100.0%	5,100.00
5520 · Alarm Monitoring	590.00	5,279.68	-4,689.68	-88.83%	2,040.00
5530 · Smoke Detectors / Extinguisher	12,094.27	-1,865.00	13,959.27	748.49%	500.00
5535 · Extinguisher Inspection					1,400.00
5540 · Sprinkler System	5,794.18	978.95	4,815.23	491.88%	2,000.00
5545 · Annual Sprinkler Inspection					2,400.00
5500 · Fire and Protection - Other	9,067.63	0.00	9,067.63	100.0%	
Total 5500 · Fire and Protection	32,591.42	4,393.63	28,197.79	641.79%	13,440.00
5600 · Utilities					
5610 · Electricity	68,828.91	62,791.98	6,036.93	9.61%	78,000.00
5620 · Gas Expense	48,497.34	32,213.46	16,283.88	50.55%	24,000.00
5630 · Water & Sewer	112,202.17	104,719.24	7,482.93	7.15%	99,000.00
5640 · Trash Removal	14,396.03	16,217.81	-1,821.78	-11.23%	15,600.00
5650 · Cable TV Expense	68,862.88	76,392.76	-7,529.88	-9.86%	73,600.00
5660 · Telephone Expense	4,328.45	3,382.87	945.58	27.95%	3,500.00
Total 5600 · Utilities	317,115.78	295,718.12	21,397.66	7.24%	293,700.00
5700 · Transportation					
5710 · Bus Gas / Repair / Maintenance	29,535.57	25,819.72	3,715.85	14.39%	18,000.00
5720 · Bus License & Fees	491.63	353.90	137.73	38.92%	1,000.00
5730 · Bus Lease	3,000.00	0.00	3,000.00	100.0%	0.00
5740 · Bus Insurance	8,027.93	4,098.51	3,929.42	95.87%	7,770.00
5750 · Track My Shuttle	2,344.57	3,258.42	-913.85	-28.05%	0.00
Total 5700 · Transportation	43,399.70	33,530.55	9,869.15	29.43%	26,770.00
5800 · Manager Housing					
5820 · Manager Unit Condo Fees	11,537.16	18,480.51	-6,943.35	-37.57%	
5830 · Manager Unit Utilities	1,920.39	1,957.44	-37.05	-1.89%	
5840 · Manager Unit Real Estate Taxes	2,154.24	2,217.84	-63.60	-2.87%	2,500.00
Total 5800 · Manager Housing	15,611.79	22,655.79	-7,044.00	-31.09%	2,500.00
OPEX Reserve					20,000.00
5900 · Depreciation Expense	31,666.20	32,028.93	-362.73	-1.13%	30,000.00
Total Expense	1,108,570.21	915,041.43	193,528.78	21.15%	1,137,352.94
Net Income	-63,834.58	-110,504.71	46,670.13	42.23%	0.00