

Simba Run Condominium Association  
2025-26 Budget

PRIOR YEAR

	Sep '24 - Jul 25	YTD Budget	\$ Over Budget	Sept 23-Aug 24	24-25 Budget	25-26 Budget	% Increase
Ordinary Income/Expense							
Income							
4000 · Association Dues	956,109.27	956,110.83	(1.56)	1,003,603.74	1,043,030.00	1,043,030.00	0.0%
4300 · Interest Charges	1,178.85	2,750.00	(1,571.15)	1,734.93	3,000.00	-	
4400 · Late Charges	3,100.00	-	3,100.00	4,991.87	-	-	
4440 · Owner Maintenance Expense	-	-	-	48.00	-	-	
4450 · Owner Maintenance	21,018.42	27,500.00	(6,481.58)	31,983.84	30,000.00	20,000.00	-33.3%
4550-3 · Parking Fees	-	-	-	20.79	-	-	
4600 · Miscellaneous Income	-	-	-	675.00	-	-	
4610 · SRR Rent	13,750.00	13,750.00	-	15,000.00	15,000.00	15,000.00	0.0%
4635 · Services Support	77,866.98	89,265.92	(11,398.94)	97,131.54	97,381.00	109,313.82	12.3%
4640 · Firewood Income	790.00	1,000.00	(210.00)	920.00	1,000.00	800.00	-20.0%
Total Income	1,073,813.52	1,090,376.75	(16,563.23)	1,156,109.71	1,189,411.00	1,188,143.82	-0.1%
Gross Profit	1,073,813.52	1,090,376.75	(16,563.23)	1,156,109.71	1,189,411.00	1,188,143.82	-0.1%
Expense							
5000 · Payroll							
Total 5000 · Payroll	453,233.55	457,890.16	(4,656.61)	472,498.80	491,669.00	489,227.00	-0.5%
5100 · Administrative Expenses							
5110 · Management Fee	-	-	-	0.00	-	-	
5120 · Accounting Expense	16,125.61	19,570.83	(3,445.22)	20,547.05	21,350.00	22,980.00	7.6%
5130 · Professional Services	9,100.00	8,700.00	400.00	9,325.00	8,700.00	9,200.00	5.7%
5139 · Computer & Technology	5,195.06	2,291.67	2,903.39	2,731.17	2,500.00	2,750.00	10.0%
5140 · Legal Expense	3,885.50	7,333.33	(3,447.83)	18,660.05	8,000.00	6,000.00	-25.0%
5150 · Office Supplies	1,762.44	5,500.00	(3,737.56)	3,834.92	6,000.00	2,500.00	-58.3%
5155 · Bank Service Charges	1,600.88	1,787.50	(186.62)	2,829.06	1,950.00	1,950.00	0.0%
5160 · Other Administrative Expense	1,831.32	5,500.00	(3,668.68)	3,476.55	6,000.00	2,500.00	-58.3%
5165 · Cleaning Supplies	4,192.04	5,041.67	(849.63)	3,085.40	5,500.00	5,000.00	-9.1%
5170 · Recruiting	174.83	2,500.00	(2,325.17)	825.58	2,500.00	2,500.00	0.0%
Total 5100 · Administrative Expenses	43,867.68	58,225.00	(14,357.32)	65,314.78	62,500.00	55,380.00	-11.4%
5200 · Operating Insurance and Taxes							
5210 · Building Insurance	86,312.31	81,697.92	4,614.39	77,500.44	89,125.00	107,845.24	21.0%
5220 · Personal Property Tax	-	563.75	(563.75)	0.00	615.00	615.00	0.0%
Total 5200 · Operating Insurance and Taxes	86,312.31	82,261.67	4,050.64	77,500.44	89,740.00	108,460.24	
5300 · Maintenance Expense							
5315 · Landscaping & Grounds	9,080.77	7,200.00	1,880.77	4,231.00	9,000.00	11,000.00	22.2%
5320 · Snow Removal	9,664.87	12,000.00	(2,335.13)	8,596.00	12,000.00	12,000.00	0.0%
5325 · Garage Expense	9,135.19	2,750.00	6,385.19	7,216.02	3,000.00	5,000.00	66.7%
5330 · Carpet Cleaning	1,716.00	1,375.00	341.00	27.00	1,500.00	2,000.00	33.3%
5335 · Elevator Expense	11,008.83	11,641.67	(632.84)	12,069.00	12,700.00	10,800.00	-15.0%
5340 · Lighting Expense	485.70	916.67	(430.97)	720.34	1,000.00	1,200.00	20.0%
5345 · Keys & Locks	5,886.87	1,833.33	4,053.54	919.32	2,000.00	4,000.00	100.0%
5360 · Exterior Building Maintenance	14,069.55	10,000.00	4,069.55	13,491.04	10,000.00	remove	
5366 · Roof Repairs	800.00	3,208.33	(2,408.33)	746.65	3,500.00	1,500.00	-57.1%
5367 · Painting / Drywall	28.03	2,291.67	(2,263.64)	1,205.02	2,500.00	2,000.00	-20.0%
5370 · Interior Repairs & Maintenance	11,973.07	9,166.67	2,806.40	7,299.73	10,000.00	12,000.00	20.0%
5371 · Plumbing Repairs	6,496.38	7,333.33	(836.95)	7,482.91	8,000.00	8,000.00	0.0%
5375 · Miscellaneous	744.03	1,833.33	(1,089.30)	1,841.66	2,000.00	2,000.00	0.0%
5380 · Outside Maintenance Services	9,555.00	7,000.00	2,555.00	18,280.00	8,000.00	10,000.00	25.0%
5390 · Laundry	1,751.80	1,833.33	(81.53)	4,014.20	2,000.00	2,000.00	0.0%
Total 5300 · Maintenance Expense	92,396.09	80,383.33	12,012.76	88,139.89	87,200.00	83,500.00	-4.2%
5400 · Amenities							
5410 · Pool / Sauna / Tennis / Equip	16,315.82	13,125.00	3,190.82	12,131.53	15,000.00	16,000.00	6.7%
5415 · Front Desk Credit	39,976.75	39,976.75	-	40,000.44	43,611.00	43,611.00	0.0%
5430 · Firewood	394.90	1,800.00	(1,405.10)	432.95	1,800.00	800.00	-55.6%
Total 5400 · Amenities	56,687.47	54,901.75	1,785.72	52,564.92	60,411.00	60,411.00	0.0%
5500 · Fire and Protection							
5510 · Superior Alarm Annual	-	-	-	4,778.97	5,100.00	2,880.00	-43.5%
5520 · Alarm Monitoring	-	234.00	(234.00)	1,897.52	780.00	780.00	0.0%
5530 · Smoke Detectors	4,107.98	1,833.33	2,274.65	2,076.98	2,000.00	2,000.00	0.0%
5535 · Extinguisher Inspection	756.00	1,558.33	(802.33)	100.00	1,700.00	1,000.00	-41.2%
5540 · Sprinkler System	4,619.60	1,833.33	2,786.27	2,615.94	2,000.00	2,000.00	0.0%
5545 · Annual Sprinkler Inspection	2,613.00	2,600.00	13.00	0.00	2,600.00	2,613.00	0.5%
Total 5500 · Fire and Protection	12,096.58	8,058.99	4,037.59	11,469.41	14,180.00	11,273.00	-20.5%
5600 · Utilities							
5610 · Electricity	60,936.91	68,750.00	(7,813.09)	61,891.33	75,000.00	65,000.00	-13.3%
5620 · Gas Expense	23,006.22	22,916.67	89.55	29,154.50	25,000.00	25,000.00	0.0%
5630 · Water & Sewer	102,995.84	96,250.00	6,745.84	124,994.16	105,000.00	105,000.00	0.0%
5640 · Trash Removal	12,161.43	13,750.00	(1,588.57)	16,500.38	15,000.00	15,000.00	0.0%
5650 · Cable TV Expense	71,835.26	60,500.00	11,335.26	77,649.44	66,000.00	79,886.16	21.0%
5655 · Office Internet	550.00	-	550.00	-	-	3,264.00	
5660 · Telephone Expense	2,491.34	3,300.00	(808.66)	4,018.93	3,600.00	1,800.00	-50.0%
Total 5600 · Utilities	273,977.00	265,466.67	8,510.33	314,208.74	289,600.00	294,950.16	1.8%
5700 · Transportation							
5710 · Bus Gas / Repair / Maintenance	20,351.55	16,500.00	3,851.55	22,700.01	18,000.00	18,000.00	0.0%
5720 · Bus License & Fees	322.20	1,100.00	(777.80)	200.80	1,200.00	7,500.00	525.0%
5730 · Bus Lease	-	-	-	0.00	-	-	
5740 · Bus Insurance	2,911.41	2,933.33	(21.92)	5,738.07	3,200.00	3,200.00	0.0%
5750 · Track My Shuttle	2,388.00	2,016.67	371.33	2,419.00	2,200.00	2,200.00	0.0%
Total 5700 · Transportation	25,973.16	22,550.00	3,423.16	31,057.88	24,600.00	30,900.00	25.6%
5800 · Manager Housing							
5820 · Manager Unit Condo Fees	15,135.08	15,135.08	-	15,625.52	16,511.00	13,203.35	-20.0%
5830 · Manager Unit Utilities	-	-	-	0.00	-	-	
5840 · Manager Unit Real Estate Taxes	2,952.68	3,000.00	(47.32)	2,959.80	3,000.00	3,000.00	0.0%
Total 5800 · Manager Housing	18,087.76	18,135.08	(47.32)	18,585.32	19,511.00	16,203.35	-17.0%
5880 · OPEX Reserve	-	18,333.33	(18,333.33)	0.00	20,000.00	7,839.07	-60.8%
5900 · Depreciation Expense	12,048.24	27,500.00	(15,451.76)	31,666.20	30,000.00	30,000.00	0.0%
Total Expense	1,074,679.84	1,093,705.98	(19,026.14)	1,163,006.38	1,189,411.00	1,188,143.82	-0.1%
Net Ordinary Income	(866.32)	(3,329.23)	2,462.91	-6,896.67	-	(0.00)	