

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

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1020 · Alpine Operating	368,864.20
1100 · Capital Reserve - 1st Bank	21,372.18
1000 · First Bank Checking	9,569.97
1071 · Bill.com Money In Clearing	<u>9,950.65</u>
Total Checking/Savings	409,757.00
Accounts Receivable	
1200 · Accounts Receivable	<u>28,746.43</u>
Total Accounts Receivable	28,746.43
Other Current Assets	
1201 · RDP AR	11,878.00
1235 · Other A/R	680.59
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	21,101.91
1411 · Prepaid Insurance - Bus	1,880.36
1413 · Prepaid Insurance - WC	<u>2,878.00</u>
Total 1400 · Prepaid Expenses	<u>25,860.27</u>
Total Other Current Assets	<u>40,618.86</u>
Total Current Assets	479,122.29
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	-122,917.50
1592 · Accum Depr - Buses	-72,399.71
1593 · Accum Depr - Furn & Equip	-407,763.24
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-605,433.35</u>
Total Fixed Assets	<u>95,188.20</u>
TOTAL ASSETS	<u><u>574,310.49</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>18,487.45</u>
Total Accounts Payable	18,487.45
Other Current Liabilities	
2200 · Payable to SRR	-6,877.37
2450 · Accrued Expenses	6,000.00
2460 · Parking Liability	<u>7,830.00</u>
Total Other Current Liabilities	<u>6,952.63</u>
Total Current Liabilities	<u>25,440.08</u>
Total Liabilities	25,440.08
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-145,110.28
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>615,959.63</u>
Total 3300 · Capital Reserve	<u>615,959.63</u>
Total Equity	<u>548,870.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>574,310.49</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 March 2023

	Mar 23	Budget	\$ Over Budget	Sep '22 - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Association Dues	74,941.34	74,941.67	-0.33	524,589.38	524,591.69	-2.31	899,300.00
4300 · Interest Charges	3,644.19	250.00	3,394.19	4,657.52	1,750.00	2,907.52	3,000.00
4400 · Late Charges	850.00	125.00	725.00	1,175.00	875.00	300.00	1,500.00
4440 · Owner Maintenance Expense	0.00	0.00	0.00	-1,359.02	0.00	-1,359.02	0.00
4450 · Owner Maintenance	5,464.81	2,500.00	2,964.81	18,422.81	17,500.00	922.81	30,000.00
4600 · Miscellaneous Income	0.00	0.00	0.00	200.01	0.00	200.01	0.00
4610 · SRR Rent	1,250.00	1,250.00	0.00	8,750.00	8,750.00	0.00	15,000.00
4635 · Services Support	22,100.00	6,987.50	15,112.50	57,570.50	48,912.50	8,658.00	83,850.00
4640 · Firewood Income	120.00	166.67	-46.67	869.00	1,166.69	-297.69	2,000.00
Total Income	108,370.34	86,220.84	22,149.50	614,875.20	603,545.88	11,329.32	1,034,650.00
Gross Profit	108,370.34	86,220.84	22,149.50	614,875.20	603,545.88	11,329.32	1,034,650.00
Expense							
5000 · Payroll							
5005 · SRCA Payroll							
5010 · Administrative & Maint Payroll	16,304.60	15,701.67	602.93	110,668.11	109,911.69	756.42	188,420.00
5013-1 · Night Houseman Payroll	1,453.50	2,883.33	-1,429.83	8,691.48	20,183.31	-11,491.83	34,599.97
5013 · Houseman Payroll	7,942.62	7,100.00	842.62	47,073.43	49,700.00	-2,626.57	85,200.00
5016-1 · Second Shuttle Driver Payroll	3,770.50	2,146.66	1,623.84	5,519.50	10,733.34	-5,213.84	12,880.00
5016-2 · Night Shuttle Payroll	2,866.76	1,741.66	1,125.10	12,001.62	8,708.34	3,293.28	10,450.00
5016 · Shuttle Driver Payroll	4,647.50	3,883.33	764.17	17,855.44	19,416.67	-1,561.23	23,300.00
5030 · Seasonal Bonus	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5005 · SRCA Payroll	36,985.48	33,456.65	3,528.83	201,809.58	218,653.35	-16,843.77	354,849.97
5020 · Payroll Taxes	3,465.94	2,424.81	1,041.13	17,287.13	16,973.67	313.46	29,097.70
5035 · Unemployment Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5040 · Workman's Comp Insurance	0.00	739.27	-739.27	0.00	5,174.89	-5,174.89	8,871.25
Total 5000 · Payroll	40,451.42	36,620.73	3,830.69	219,096.71	240,801.91	-21,705.20	392,818.92
5100 · Administrative Expenses							
5110 · Management Fee	2,420.00	2,617.33	-197.33	16,940.00	18,321.31	-1,381.31	31,408.00
5120 · Accounting Expense	1,451.63	1,386.67	64.96	9,884.89	9,706.69	178.20	16,640.00
5130 · Professional Services	0.00	916.67	-916.67	12,196.00	6,416.69	5,779.31	11,000.00
5140 · Legal Expense	0.00	333.33	-333.33	532.50	2,333.31	-1,800.81	4,000.00
5150 · Office Supplies	196.36	500.00	-303.64	4,362.80	3,500.00	862.80	6,000.00
5155 · Bank Service Charges	186.00	83.33	102.67	1,115.99	583.31	532.68	1,000.00
5160 · Other Administrative Expense	131.25	500.00	-368.75	5,445.25	3,500.00	1,945.25	6,000.00
5165 · Cleaning Supplies	91.44	208.33	-116.89	4,753.89	1,458.31	3,295.58	2,500.00
5170 · Recruiting	0.00	0.00	0.00	2,251.88	0.00	2,251.88	0.00
Total 5100 · Administrative Expenses	4,476.68	6,545.66	-2,068.98	57,483.20	45,819.62	11,663.58	78,548.00
5200 · Operating Insurance and Taxes							
5210 · Building Insurance	5,484.09	5,250.00	234.09	38,388.62	36,750.00	1,638.62	63,000.00
5220 · Personal Property Tax	0.00	41.67	-41.67	0.00	291.69	-291.69	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	5,291.67	192.42	38,388.62	37,041.69	1,346.93	63,500.00
5300 · Maintenance Expense							
5315 · Landscaping & Grounds	0.00	0.00	0.00	244.04	2,083.34	-1,839.30	6,250.00
5320 · Snow Removal	1,975.55	1,833.33	142.22	14,837.30	9,166.65	5,670.65	11,000.00
5325 · Garage Expense	0.00	400.00	-400.00	1,451.95	2,800.00	-1,348.05	4,800.00
5330 · Carpet Cleaning	0.00	156.25	-156.25	0.00	1,093.75	-1,093.75	1,875.00
5335 · Elevator Expense	6,230.00	500.00	5,730.00	9,140.00	3,500.00	5,640.00	6,000.00
5340 · Lighting Expense	0.00	83.33	-83.33	0.00	583.31	-583.31	1,000.00
5345 · Keys & Locks	129.52	208.33	-78.81	1,817.29	1,458.31	358.98	2,500.00
5360 · Exterior Building Maintenance	1,075.00	1,166.67	-91.67	6,566.93	8,166.69	-1,599.76	14,000.00
5366 · Roof Repairs	0.00	0.00	0.00	360.00	0.00	360.00	0.00
5367 · Painting / Drywall	639.92	208.33	431.59	1,752.38	1,458.31	294.07	2,500.00
5370 · Interior Repairs & Maintenance	-103.94	1,250.00	-1,353.94	7,836.39	8,750.00	-913.61	15,000.00
5371 · Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5375 · Miscellaneous	131.84	0.00	131.84	235.41	0.00	235.41	0.00
5380 · Outside Maintenance Services	151.53	520.83	-369.30	864.52	3,645.81	-2,781.29	6,250.00
Total 5300 · Maintenance Expense	10,229.42	6,327.07	3,902.35	45,106.21	42,706.17	2,400.04	71,175.00
5400 · Amenities							
5410 · Pool / Sauna / Tennis / Equip	1,726.89	1,250.00	476.89	17,393.02	8,750.00	8,643.02	15,000.00
5415 · Front Desk Credit	2,083.33	2,083.33	0.00	14,583.31	14,583.31	0.00	25,000.00
5430 · Firewood	0.00	166.67	-166.67	415.00	1,166.69	-751.69	2,000.00
Total 5400 · Amenities	3,810.22	3,500.00	310.22	32,391.33	24,500.00	7,891.33	42,000.00
5500 · Fire and Protection							
5520 · Alarm Monitoring	0.00	41.67	-41.67	170.00	291.69	-121.69	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-100.00	0.00	700.00	-700.00	1,200.00
5540 · Sprinkler System	2,053.08	208.33	1,844.75	3,230.33	1,458.31	1,772.02	2,500.00
Total 5500 · Fire and Protection	2,053.08	350.00	1,703.08	3,400.33	2,450.00	950.33	4,200.00
5600 · Utilities							
5610 · Electricity	7,647.64	8,403.21	-755.57	48,143.99	48,213.68	-69.69	72,000.00
5620 · Gas Expense	6,000.00	3,424.93	2,575.07	45,731.49	16,507.16	29,224.33	24,000.00
5630 · Water & Sewer	9,940.44	8,567.73	1,372.71	64,449.34	56,811.63	7,637.71	99,000.00
5640 · Trash Removal	959.16	1,300.00	-340.84	9,432.32	9,100.00	332.32	15,600.00
5650 · Cable TV Expense	6,585.81	6,133.33	452.48	37,215.08	42,933.35	-5,718.27	73,600.00
5660 · Telephone Expense	192.45	291.67	-99.22	1,725.24	2,041.69	-316.45	3,500.00
Total 5600 · Utilities	31,325.50	28,120.87	3,204.63	206,697.46	175,607.51	31,089.95	287,700.00
5700 · Transportation							
5710 · Bus Gas / Repair / Maintenance	3,411.49	3,000.00	411.49	22,787.22	15,000.00	7,787.22	18,000.00
5720 · Bus License & Fees	0.00	166.67	-166.67	491.63	833.35	-341.72	1,000.00
5730 · Bus Lease	0.00	0.00	0.00	3,000.00	0.00	3,000.00	0.00
5740 · Bus Insurance	576.16	1,079.17	-503.01	5,147.13	5,395.85	-248.72	6,475.00

Simba Run Condominium Association
 Operating Fund Statement
 March 2023

	<u>Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Sep '22 - Mar 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
5750 · Track My Shuttle	0.00	500.00	-500.00	1,383.14	2,500.00	-1,116.86	3,000.00
Total 5700 · Transportation	3,987.65	4,745.84	-758.19	32,809.12	23,729.20	9,079.92	28,475.00
5800 · Manager Housing							
5820 · Manager Unit Condo Fees	1,922.86	992.08	930.78	7,691.44	6,944.56	746.88	11,905.00
5830 · Manager Unit Utilities	214.26	200.00	14.26	1,462.96	1,400.00	62.96	2,400.00
5840 · Manager Unit Real Estate Taxes	0.00	208.33	-208.33	2,154.24	1,458.31	695.93	2,500.00
Total 5800 · Manager Housing	2,137.12	1,400.41	736.71	11,308.64	9,802.87	1,505.77	16,805.00
5900 · Depreciation Expense	2,638.85	2,500.00	138.85	18,471.95	17,500.00	971.95	30,000.00
Total Expense	<u>106,594.03</u>	<u>95,402.25</u>	<u>11,191.78</u>	<u>665,153.57</u>	<u>619,958.97</u>	<u>45,194.60</u>	<u>1,015,221.92</u>
Fund Surplus/-Deficit	<u>1,776.31</u>	<u>-9,181.41</u>	<u>10,957.72</u>	<u>-50,278.37</u>	<u>-16,413.09</u>	<u>-33,865.28</u>	<u>19,428.08</u>
Beginning Fund Balance				-94,831.91			
Ending Fund Balance				-145,110.28			

Simba Run Condominium Association
 Capital Fund Statement
 September 2022 through March 2023

	<u>Sep '22 - Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	87,500.00	87,500.00	0.00	100.0%
4500 · Interest Earned	65.51	0.00	65.51	100.0%
Total Income	<u>87,565.51</u>	<u>87,500.00</u>	<u>65.51</u>	<u>100.08%</u>
Gross Profit				
	87,565.51	87,500.00	65.51	100.08%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	5,125.00	0.00	5,125.00	100.0%
6020 · Garage & Associated	69,860.49	0.00	69,860.49	100.0%
6030 · Exterior & Associated				
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%
Total 6030 · Exterior & Associated	<u>6,415.00</u>	<u>0.00</u>	<u>6,415.00</u>	<u>100.0%</u>
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%
Total 6040 · Interior & Associated	<u>9,523.39</u>	<u>0.00</u>	<u>9,523.39</u>	<u>100.0%</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
6060 · Miscellaneous				
	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	<u>90,923.88</u>	<u>0.00</u>	<u>90,923.88</u>	<u>100.0%</u>
Total Expense	<u>90,923.88</u>	<u>0.00</u>	<u>90,923.88</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-3,358.37</u>	<u>87,500.00</u>	<u>-90,858.37</u>	<u>-3.84%</u>
Beginning Fund Balance	619,318.00			
Ending Fund Balance	615,959.63			

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

Simba Run Condominium Association
Profit & Loss Prev Year Comparison
September 2022 through March 2023

	Sep '22 - Mar 23	Sep '21 - Mar 22	\$ Change	% Change
Income				
4000 · Association Dues	524,589.38	419,672.12	104,917.26	25.0%
4450 · Owner Maintenance	18,422.81	906.06	17,516.75	1,933.29%
Total Income	543,012.19	420,578.18	122,434.01	29.11%
Gross Profit	543,012.19	420,578.18	122,434.01	29.11%
Expense				
5000 · Payroll				
Total 5000 · Payroll	192,884.11	94,301.55	98,582.56	104.54%
5100 · Administrative Expenses				
5110 · Management Fee	16,940.00	16,940.00	0.00	0.0%
5120 · Accounting Expense	9,884.89	9,677.50	207.39	2.14%
5130 · Professional Services	12,196.00	8,141.23	4,054.77	49.81%
5140 · Legal Expense	532.50	0.00	532.50	100.0%
5150 · Office Supplies	4,362.80	3,240.40	1,122.40	34.64%
5155 · Bank Service Charges	1,115.99	413.92	702.07	169.62%
5160 · Other Administrative Expense	5,445.25	1,772.29	3,672.96	207.24%
Total 5100 · Administrative Expenses	50,477.43	40,185.34	10,292.09	25.61%
5200 · Operating Insurance and Taxes				
5210 · Building Insurance	38,388.62	36,819.63	1,568.99	4.26%
Total 5200 · Operating Insurance and Taxes	38,388.62	36,819.63	1,568.99	4.26%
5300 · Maintenance Expense				
5315 · Landscaping & Grounds	244.04	1,964.67	-1,720.63	-87.58%
5320 · Snow Removal	14,837.30	9,102.50	5,734.80	63.0%
5325 · Garage Expense	1,451.95	190.00	1,261.95	664.18%
5335 · Elevator Expense	9,140.00	4,022.00	5,118.00	127.25%
5345 · Keys & Locks	1,817.29	855.52	961.77	112.42%
5360 · Exterior Building Maintenance	6,566.93	7,733.50	-1,166.57	-15.09%
5367 · Painting / Drywall	1,752.38	1,716.23	36.15	2.11%
5370 · Interior Repairs & Maintenance	7,836.39	22,013.44	-14,177.05	-64.4%
5375 · Miscellaneous	235.41	0.00	235.41	100.0%
Total 5300 · Maintenance Expense	43,881.69	47,597.86	-3,716.17	-7.81%
5400 · Amenities				
5410 · Pool / Sauna / Tennis / Equip	17,393.02	12,487.54	4,905.48	39.28%
5430 · Firewood	415.00	612.22	-197.22	-32.21%
Total 5400 · Amenities	17,808.02	13,099.76	4,708.26	35.94%
5500 · Fire and Protection				
5520 · Alarm Monitoring	170.00	3,130.26	-2,960.26	-94.57%
5530 · Smoke Detectors / Extinguisher	0.00	-1,865.00	1,865.00	100.0%
5540 · Sprinkler System	3,230.33	0.00	3,230.33	100.0%
Total 5500 · Fire and Protection	3,400.33	1,265.26	2,135.07	168.75%
5600 · Utilities				
5610 · Electricity	48,143.99	42,047.67	6,096.32	14.5%
5620 · Gas Expense	45,731.49	23,866.78	21,864.71	91.61%
5630 · Water & Sewer	64,449.34	60,093.64	4,355.70	7.25%
5640 · Trash Removal	9,432.32	8,407.88	1,024.44	12.18%
5650 · Cable TV Expense	37,215.08	44,472.18	-7,257.10	-16.32%
5660 · Telephone Expense	1,725.24	1,949.08	-223.84	-11.48%
Total 5600 · Utilities	206,697.46	180,837.23	25,860.23	14.3%
5700 · Transportation				
5710 · Bus Gas / Repair / Maintenance	22,787.22	19,764.11	3,023.11	15.3%
5720 · Bus License & Fees	491.63	353.90	137.73	38.92%
5730 · Bus Lease	3,000.00	0.00	3,000.00	100.0%
5740 · Bus Insurance	5,147.13	2,942.00	2,205.13	74.95%
Total 5700 · Transportation	31,425.98	23,060.01	8,365.97	36.28%
5800 · Manager Housing				
5820 · Manager Unit Condo Fees	7,691.44	5,625.21	2,066.23	36.73%
5830 · Manager Unit Utilities	1,462.96	1,424.20	38.76	2.72%
5840 · Manager Unit Real Estate Taxes	2,154.24	2,217.84	-63.60	-2.87%
Total 5800 · Manager Housing	11,308.64	9,267.25	2,041.39	22.03%
5900 · Depreciation Expense	18,471.95	18,471.95	0.00	0.0%
Total Expense	614,744.23	464,905.84	149,838.39	32.23%
Net Income	-71,732.04	-44,327.66	-27,404.38	-61.82%