

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

May 31, 23

ASSETS

Current Assets

Checking/Savings

1020 · Alpine Operating	343,131.14
1100 · Capital Reserve - 1st Bank	21,419.55
1000 · First Bank Checking	9,549.97
1071 · Bill.com Money In Clearing	5,637.48

Total Checking/Savings 379,738.14

Accounts Receivable

1200 · Accounts Receivable	45,980.15
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Total Accounts Receivable 45,980.15

Other Current Assets

1201 · RDP AR	13,881.80
1235 · Other A/R	680.59
1240 · Rental Clearing Account	2,300.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	20,211.31
1411 · Prepaid Insurance - Bus	233.04
1413 · Prepaid Insurance - WC	3,844.00

Total 1400 · Prepaid Expenses 24,288.35

Total Other Current Assets 43,350.74

Total Current Assets 469,069.03

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	-124,537.50
1592 · Accum Depr - Buses	-74,784.01
1593 · Accum Depr - Furn & Equip	-409,036.64
1594 · Accum Depr - Communication Sys	-2,352.90

Total 1590 · Accumulated Depreciation -610,711.05

Total Fixed Assets 89,910.50

TOTAL ASSETS 558,979.53

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	496.34
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Total Accounts Payable 496.34

Other Current Liabilities

2200 · Payable to SRR	-7,047.37
2450 · Accrued Expenses	1,800.00
2460 · Parking Liability	7,980.00

Total Other Current Liabilities 2,732.63

Total Current Liabilities 3,228.97

Total Liabilities 3,228.97

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-156,612.50
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	634,342.00

Total 3300 · Capital Reserve 634,342.00

Total Equity 555,750.56

TOTAL LIABILITIES & EQUITY 558,979.53

Simba Run Condominium Association
 Operating Fund Statement
 May 2023

	May 23	Budget	\$ Over Budget	Sep '22 - May 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Association Dues	74,941.34	74,941.67	-0.33	674,472.06	674,475.03	-2.97	899,300.00
4300 · Interest Charges	0.00	250.00	-250.00	4,657.52	2,250.00	2,407.52	3,000.00
4400 · Late Charges	0.00	125.00	-125.00	1,175.00	1,125.00	50.00	1,500.00
4440 · Owner Maintenance Expense	0.00	0.00	0.00	-1,484.02	0.00	-1,484.02	0.00
4450 · Owner Maintenance	858.11	2,500.00	-1,641.89	20,379.34	22,500.00	-2,120.66	30,000.00
4553 · Parking Fee	0.00			0.00	0.00	0.00	0.00
4600 · Miscellaneous Income	100.00	0.00	100.00	300.01	0.00	300.01	0.00
4610 · SRR Rent	1,250.00	1,250.00	0.00	11,250.00	11,250.00	0.00	15,000.00
4635 · Services Support	1,634.23	6,987.50	-5,353.27	64,347.23	62,887.50	1,459.73	83,850.00
4640 · Firewood Income	0.00	166.67	-166.67	889.00	1,500.03	-611.03	2,000.00
Total Income	78,783.68	86,220.84	-7,437.16	775,986.14	775,987.56	-1.42	1,034,650.00
Gross Profit	78,783.68	86,220.84	-7,437.16	775,986.14	775,987.56	-1.42	1,034,650.00
Expense							
5000 · Payroll							
5005 · SRCA Payroll							
Total 5000 · Payroll	30,541.85	28,849.08	1,692.77	287,227.46	306,271.72	-19,044.26	392,818.92
5100 · Administrative Expenses							
5110 · Management Fee	2,420.00	2,617.33	-197.33	21,780.00	23,555.97	-1,775.97	31,408.00
5120 · Accounting Expense	1,451.63	1,386.67	64.96	12,788.15	12,480.03	308.12	16,640.00
5130 · Professional Services	0.00	916.67	-916.67	8,125.00	8,250.03	-125.03	11,000.00
5139 · Computer & Technology	0.00	0.00	0.00	4,289.75	0.00	4,289.75	0.00
5140 · Legal Expense	1,850.00	333.33	1,516.67	2,498.00	2,999.97	-501.97	4,000.00
5150 · Office Supplies	317.58	500.00	-182.42	4,973.76	4,500.00	473.76	6,000.00
5155 · Bank Service Charges	192.00	83.33	108.67	1,499.87	749.97	749.90	1,000.00
5160 · Other Administrative Expense	0.00	500.00	-500.00	5,445.25	4,500.00	945.25	6,000.00
5165 · Cleaning Supplies	0.00	208.33	-208.33	5,251.22	1,874.97	3,376.25	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	6,231.21	6,545.66	-314.45	68,902.88	58,910.94	9,991.94	78,548.00
5200 · Operating Insurance and Taxes							
5210 · Building Insurance	5,484.09	5,250.00	234.09	49,356.80	47,250.00	2,106.80	63,000.00
5220 · Personal Property Tax	0.00	41.67	-41.67	0.00	375.03	-375.03	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	5,291.67	192.42	49,356.80	47,625.03	1,731.77	63,500.00
5300 · Maintenance Expense							
5315 · Landscaping & Grounds	0.00	1,041.67	-1,041.67	251.30	3,125.01	-2,873.71	6,250.00
5320 · Snow Removal	22.50	0.00	22.50	16,382.67	11,000.00	5,382.67	11,000.00
5325 · Garage Expense	0.00	400.00	-400.00	1,451.95	3,600.00	-2,148.05	4,800.00
5330 · Carpet Cleaning	0.00	156.25	-156.25	1,772.32	1,406.25	366.07	1,875.00
5335 · Elevator Expense	0.00	500.00	-500.00	16,642.00	4,500.00	12,142.00	6,000.00
5340 · Lighting Expense	0.00	83.33	-83.33	0.00	749.97	-749.97	1,000.00
5345 · Keys & Locks	25.22	208.33	-183.11	2,081.04	1,874.97	206.07	2,500.00
5360 · Exterior Building Maintenance	0.00	1,166.67	-1,166.67	8,077.93	10,500.03	-2,422.10	14,000.00
5366 · Roof Repairs	0.00	0.00	0.00	3,138.40	0.00	3,138.40	0.00
5367 · Painting / Drywall	0.00	208.33	-208.33	1,802.24	1,874.97	-72.73	2,500.00
5370 · Interior Repairs & Maintenance	290.52	1,250.00	-959.48	8,201.19	11,250.00	-3,048.81	15,000.00
5371 · Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5375 · Miscellaneous	150.00	0.00	150.00	893.88	0.00	893.88	0.00
5380 · Outside Maintenance Services	1,469.25	520.83	948.42	2,483.77	4,687.47	-2,203.70	6,250.00
Total 5300 · Maintenance Expense	1,957.49	5,535.41	-3,577.92	63,178.69	54,568.67	8,610.02	71,175.00
5400 · Amenities							
5410 · Pool / Sauna / Tennis / Equip	0.00	1,250.00	-1,250.00	17,393.02	11,250.00	6,143.02	15,000.00
5415 · Front Desk Credit	2,083.33	2,083.33	0.00	18,749.97	18,749.97	0.00	25,000.00
5430 · Firewood	0.00	166.67	-166.67	415.00	1,500.03	-1,085.03	2,000.00
Total 5400 · Amenities	2,083.33	3,500.00	-1,416.67	36,557.99	31,500.00	5,057.99	42,000.00
5500 · Fire and Protection							
5520 · Alarm Monitoring	0.00	41.67	-41.67	170.00	375.03	-205.03	500.00
5530 · Smoke Detectors / Extinguisher	0.00	100.00	-100.00	20.78	900.00	-879.22	1,200.00
5540 · Sprinkler System	2,320.00	208.33	2,111.67	5,550.33	1,874.97	3,675.36	2,500.00
Total 5500 · Fire and Protection	2,320.00	350.00	1,970.00	5,741.11	3,150.00	2,591.11	4,200.00
5600 · Utilities							
5610 · Electricity	5,274.36	6,396.11	-1,121.75	61,078.15	61,260.32	-182.17	72,000.00
5620 · Gas Expense	269.97	1,465.20	-1,195.23	46,625.82	18,583.58	28,042.24	24,000.00
5630 · Water & Sewer	9,240.39	8,757.91	482.48	82,912.17	73,196.49	9,715.68	99,000.00
5640 · Trash Removal	673.05	1,300.00	-626.95	11,577.58	11,700.00	-122.42	15,600.00
5650 · Cable TV Expense	227.76	6,133.33	-5,905.57	49,774.20	55,200.01	-5,425.81	73,600.00
5660 · Telephone Expense	290.70	291.67	-0.97	2,365.06	2,625.03	-259.97	3,500.00
Total 5600 · Utilities	15,976.23	24,344.22	-8,367.99	254,332.98	222,565.43	31,767.55	287,700.00
5700 · Transportation							
5710 · Bus Gas / Repair / Maintenance	1,227.70	0.00	1,227.70	24,014.92	18,000.00	6,014.92	18,000.00
5720 · Bus License & Fees	0.00	0.00	0.00	491.63	1,000.00	-508.37	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	0.00	576.16	6,299.45	6,475.00	-175.55	6,475.00
5750 · Track My Shuttle	0.00	0.00	0.00	1,383.14	3,000.00	-1,616.86	3,000.00
Total 5700 · Transportation	1,803.86	0.00	1,803.86	35,189.14	28,475.00	6,714.14	28,475.00
5800 · Manager Housing							
5820 · Manager Unit Condo Fees	1,922.86	992.08	930.78	9,614.30	8,928.72	685.58	11,905.00
5830 · Manager Unit Utilities	125.13	200.00	-74.87	1,761.49	1,800.00	-38.51	2,400.00
5840 · Manager Unit Real Estate Taxes	0.00	208.33	-208.33	2,154.24	1,874.97	279.27	2,500.00
Total 5800 · Manager Housing	2,047.99	1,400.41	647.58	13,530.03	12,603.69	926.34	16,805.00
5900 · Depreciation Expense	2,638.85	2,500.00	138.85	23,749.65	22,500.00	1,249.65	30,000.00
Total Expense	71,084.90	78,316.45	-7,231.55	837,766.73	788,170.48	49,596.25	1,015,221.92
Net Income	7,698.78	7,904.39	-205.61	-61,780.59	-12,182.92	-49,597.67	19,428.08
Beginning Fund Balance				-94,831.91			
Ending Fund Balance				-156,612.50			

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

	<u>Sep '22 - May 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	112,500.00	112,500.00	0.00	100.0%
4500 · Interest Eamed	<u>112.88</u>	<u>0.00</u>	<u>112.88</u>	<u>100.0%</u>
Total Income	<u>112,612.88</u>	<u>112,500.00</u>	<u>112.88</u>	<u>100.1%</u>
Gross Profit	112,612.88	112,500.00	112.88	100.1%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	11,290.00	0.00	11,290.00	100.0%
6020 · Garage & Associated	69,860.49	0.00	69,860.49	100.0%
6030 · Exterior & Associated				
6035 · Roof remodel	6,915.00	0.00	6,915.00	100.0%
6030 · Exterior & Associated - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 6030 · Exterior & Associated	6,915.00	0.00	6,915.00	100.0%
6040 · Interior & Associated				
6045 · Plumbing remodel	0.00	0.00	0.00	0.0%
6040 · Interior & Associated - Other	<u>9,523.39</u>	<u>0.00</u>	<u>9,523.39</u>	<u>100.0%</u>
Total 6040 · Interior & Associated	9,523.39	0.00	9,523.39	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	0.00	0.00	0.00	0.0%
6050 · Mechanical & Associated - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 6050 · Mechanical & Associated	0.00	0.00	0.00	0.0%
6060 · Miscellaneous	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 6000 · Capital Reserve Expense	<u>97,588.88</u>	<u>0.00</u>	<u>97,588.88</u>	<u>100.0%</u>
Total Expense	<u>97,588.88</u>	<u>0.00</u>	<u>97,588.88</u>	<u>100.0%</u>
Net Income	<u>15,024.00</u>	<u>112,500.00</u>	<u>-97,476.00</u>	<u>13.36%</u>
Beginning Fund Balance	619,318.00			
Ending Fund Balance	634,342.00			

* 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 May 2023

	Sep '22 - May 23		\$ Change	% Change
Income				
4000 · Association Dues	674,472.06		674,472.06	100.0%
4300 · Interest Charges	4,657.52	6,893.99	-2,236.47	-32.44%
4400 · Late Charges	1,175.00	1,875.00	-700.00	-37.33%
4440 · Owner Maintenance Expense	-1,484.02	0.00	-1,484.02	-100.0%
4450 · Owner Maintenance	20,379.34	2,638.83	17,740.51	672.29%
4600 · Miscellaneous Income	300.01	400.00	-99.99	-25.0%
4610 · SRR Rent	11,250.00	11,250.00	0.00	0.0%
4635 · Services Support	64,347.23	35,873.96	28,473.27	79.37%
4640 · Firewood Income	889.00	1,040.00	-151.00	-14.52%
Total Income	775,986.14	59,971.78	716,014.36	1,193.92%
Gross Profit	775,986.14	59,971.78	716,014.36	1,193.92%
Expense				
5000 · Payroll				
Total 5000 · Payroll	287,227.46	150,536.26	136,691.20	90.8%
5100 · Administrative Expenses				
5110 · Management Fee	21,780.00	21,780.00	0.00	0.0%
5120 · Accounting Expense	12,788.15	12,942.50	-154.35	-1.19%
5130 · Professional Services	8,125.00	9,269.36	-1,144.36	-12.35%
5131 · Computer & Technology	4,289.75	0.00	4,289.75	100.0%
5140 · Legal Expense	2,498.00	0.00	2,498.00	100.0%
5150 · Office Supplies	4,973.76	7,846.36	-2,872.60	-36.61%
5155 · Bank Service Charges	1,499.87	806.13	693.74	86.06%
5160 · Other Administrative Expense	5,445.25	2,456.94	2,988.31	121.63%
5165 · Cleaning Supplies	5,251.22	1,495.56	3,755.66	251.12%
5170 · Recruiting	2,251.88	0.00	2,251.88	100.0%
Total 5100 · Administrative Expenses	68,902.88	56,596.85	12,306.03	21.74%
5200 · Operating Insurance and Taxes				
5210 · Building Insurance	49,356.80	47,787.81	1,568.99	3.28%
Total 5200 · Operating Insurance and Taxes	49,356.80	47,787.81	1,568.99	3.28%
5300 · Maintenance Expense				
5315 · Landscaping & Grounds	251.30	3,169.89	-2,918.59	-92.07%
5320 · Snow Removal	16,382.67	11,742.50	4,640.17	39.52%
5325 · Garage Expense	1,451.95	277.00	1,174.95	424.17%
5330 · Carpet Cleaning	1,772.32	0.00	1,772.32	100.0%
5335 · Elevator Expense	16,642.00	4,992.00	11,650.00	233.37%
5345 · Keys & Locks	2,081.04	3,859.75	-1,778.71	-46.08%
5360 · Exterior Building Maintenance	8,077.93	9,825.50	-1,747.57	-17.79%
5366 · Roof Repairs	3,138.40	0.00	3,138.40	100.0%
5367 · Painting / Drywall	1,802.24	1,716.23	86.01	5.01%
5370 · Interior Repairs & Maintenance	8,201.19	35,466.46	-27,265.27	-76.88%
5375 · Miscellaneous	893.88	0.00	893.88	100.0%
5380 · Outside Maintenance Services	2,483.77	9,743.84	-7,260.07	-74.51%
Total 5300 · Maintenance Expense	63,178.69	80,793.17	-17,614.48	-21.8%
5400 · Amenities				
5410 · Pool / Sauna / Tennis / Equip	17,393.02	14,377.89	3,015.13	20.97%
5415 · Front Desk Credit	18,749.97	18,749.97	0.00	0.0%
5430 · Firewood	415.00	612.22	-197.22	-32.21%
Total 5400 · Amenities	36,557.99	33,740.08	2,817.91	8.35%
5500 · Fire and Protection				
5520 · Alarm Monitoring	170.00	3,290.26	-3,120.26	-94.83%
5530 · Smoke Detectors / Extinguisher	20.78	-1,865.00	1,885.78	101.11%
5540 · Sprinkler System	5,550.33	260.00	5,290.33	2,034.74%
Total 5500 · Fire and Protection	5,741.11	1,685.26	4,055.85	240.67%
5600 · Utilities				
5610 · Electricity	61,078.15	53,425.79	7,652.36	14.32%
5620 · Gas Expense	46,625.82	24,930.03	21,695.79	87.03%
5630 · Water & Sewer	82,912.17	77,425.06	5,487.11	7.09%
5640 · Trash Removal	11,577.58	11,923.82	-346.24	-2.9%
5650 · Cable TV Expense	49,774.20	57,137.76	-7,363.56	-12.89%
5660 · Telephone Expense	2,365.06	2,527.76	-162.70	-6.44%
Total 5600 · Utilities	254,332.98	227,370.22	26,962.76	11.86%
5700 · Transportation				
5710 · Bus Gas / Repair / Maintenance	24,014.92	26,144.72	-2,129.80	-8.15%
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	6,299.45	2,370.00	3,929.45	165.8%
5750 · Track My Shuttle	1,383.14	2,936.39	-1,553.25	-52.9%
Total 5700 · Transportation	35,189.14	31,805.01	3,384.13	10.64%
5800 · Manager Housing				
5820 · Manager Unit Condo Fees	9,614.30	10,518.49	-904.19	-8.6%
5830 · Manager Unit Utilities	1,761.49	1,721.59	39.90	2.32%
5840 · Manager Unit Real Estate Taxes	2,154.24	2,217.84	-63.60	-2.87%
Total 5800 · Manager Housing	13,530.03	14,457.92	-927.89	-6.42%
5900 · Depreciation Expense	23,749.65	23,749.65	0.00	0.0%
Total Expense	837,766.73	668,522.23	169,244.50	25.32%
Net Income	-61,780.59	-608,550.45	546,769.86	89.85%