

Simba Run Condominium Association
Balance Sheet
As of June 30, 2023

Jun 30, 23

ASSETS

Current Assets

Checking/Savings

1020 · Alpine Operating	338,884.55
1100 · Capital Reserve - 1st Bank	21,428.35
1000 · First Bank Checking	9,539.97
1071 · Bill.com Money In Clearing	3,338.45

Total Checking/Savings 373,191.32

Accounts Receivable

1200 · Accounts Receivable	44,725.61
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Total Accounts Receivable 44,725.61

Other Current Assets

1201 · RDP AR	13,881.80
1235 · Other A/R	680.59
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	19,766.01
1411 · Prepaid Insurance - Bus	4,728.88
1413 · Prepaid Insurance - WC	4,420.00

Total 1400 · Prepaid Expenses 28,914.89

Total Other Current Assets 45,677.28

Total Current Assets 463,594.21

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	-125,347.50
1592 · Accum Depr - Buses	-75,976.16
1593 · Accum Depr - Furn & Equip	-409,673.34
1594 · Accum Depr - Communication Sys	-2,352.90

Total 1590 · Accumulated Depreciation -613,349.90

Total Fixed Assets 87,271.65

TOTAL ASSETS 550,865.86

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	97,859.83
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Total Accounts Payable 97,859.83

Other Current Liabilities

2200 · Payable to SRR	-7,797.37
2450 · Accrued Expenses	6,150.00
2460 · Parking Liability	8,730.00

Total Other Current Liabilities 7,082.63

Total Current Liabilities 104,942.46

Total Liabilities 104,942.46

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-193,537.88
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	561,440.22

Total 3300 · Capital Reserve 561,440.22

Total Equity 445,923.40

TOTAL LIABILITIES & EQUITY 550,865.86

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

	<u>Sep '22 - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4050 · Capital Reserve Dues	125,000.00	125,000.00	0.00	100.0%
4500 · Interest Earned	121.68	0.00	121.68	100.0%
Total Income	<u>125,121.68</u>	<u>125,000.00</u>	<u>121.68</u>	<u>100.1%</u>
Gross Profit	125,121.68	125,000.00	121.68	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	91,701.36	0.00	91,701.36	100.0%
6030 · Exterior & Associated - Other	0.00	0.00	0.00	0.0%
Total 6030 · Exterior & Associated	<u>91,701.36</u>	<u>0.00</u>	<u>91,701.36</u>	<u>100.0%</u>
6040 · Interior & Associated				
6045 · Plumbing remodel	0.00	0.00	0.00	0.0%
6040 · Interior & Associated - Other	10,147.61	0.00	10,147.61	100.0%
Total 6040 · Interior & Associated	<u>10,147.61</u>	<u>0.00</u>	<u>10,147.61</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>182,999.46</u>	<u>0.00</u>	<u>182,999.46</u>	<u>100.0%</u>
Total Expense	<u>182,999.46</u>	<u>0.00</u>	<u>182,999.46</u>	<u>100.0%</u>
Net Income	<u>-57,877.78</u>	<u>125,000.00</u>	<u>-182,877.78</u>	<u>-46.3%</u>
Beginning Fund Balance	619,318.00			
Ending Fund Balance	561,440.22			

* 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 June 2023

	Sep '22 - Jun 23	Sep '21 - Jun 22	\$ Change	% Change
Income				
4000 · Association Dues	749,413.40	599,172.07	150,241.33	25.08%
4300 · Interest Charges	3,105.72	7,920.33	-4,814.61	-60.79%
4400 · Late Charges	2,225.00	2,075.00	150.00	7.23%
4440 · Owner Maintenance Expense	-1,484.02	0.00	-1,484.02	-100.0%
4450 · Owner Maintenance	18,861.56	4,708.50	14,153.06	300.59%
4600 · Miscellaneous Income	300.01	550.00	-249.99	-45.45%
4610 · SRR Rent	12,500.00	12,500.00	0.00	0.0%
4635 · Services Support	65,771.51	38,849.22	26,922.29	69.3%
4640 · Firewood Income	889.00	1,040.00	-151.00	-14.52%
Total Income	851,582.18	666,815.12	184,767.06	27.71%
Gross Profit	851,582.18	666,815.12	184,767.06	27.71%
Expense				
5000 · Payroll				
5005 · SRCA Payroll				
Total 5000 · Payroll	331,731.91	165,850.80	165,881.11	100.02%
5100 · Administrative Expenses				
5110 · Management Fee	24,200.00	24,200.00	0.00	0.0%
5120 · Accounting Expense	14,659.78	14,325.00	334.78	2.34%
5130 · Professional Services	8,125.00	14,706.86	-6,581.86	-44.75%
5139 · Computer & Technology	4,620.98	0.00	4,620.98	100.0%
5140 · Legal Expense	3,352.00	0.00	3,352.00	100.0%
5150 · Office Supplies	5,423.17	8,780.69	-3,357.52	-38.24%
5155 · Bank Service Charges	1,625.87	963.29	662.58	68.78%
5160 · Other Administrative Expense	6,746.96	2,456.94	4,290.02	174.61%
5165 · Cleaning Supplies	5,726.42	1,673.49	4,052.93	242.18%
5170 · Recruiting	2,973.56	0.00	2,973.56	100.0%
Total 5100 · Administrative Expenses	77,453.74	67,106.27	10,347.47	15.42%
5200 · Operating Insurance and Taxes				
5210 · Building Insurance	54,840.89	53,271.90	1,568.99	2.95%
Total 5200 · Operating Insurance and Taxes	54,840.89	53,271.90	1,568.99	2.95%
5300 · Maintenance Expense				
5315 · Landscaping & Grounds	2,322.97	8,068.45	-5,745.48	-71.21%
5320 · Snow Removal	16,382.67	11,742.50	4,640.17	39.52%
5325 · Garage Expense	1,668.39	578.25	1,090.14	188.52%
5330 · Carpet Cleaning	1,812.31	0.00	1,812.31	100.0%
5335 · Elevator Expense	17,635.00	5,477.00	12,158.00	221.98%
5340 · Lighting Expense	485.23	254.79	230.44	90.44%
5345 · Keys & Locks	2,243.53	4,675.50	-2,431.97	-52.02%
5360 · Exterior Building Maintenance	7,330.43	11,075.50	-3,745.07	-33.81%
5366 · Roof Repairs	3,138.40	0.00	3,138.40	100.0%
5367 · Painting / Drywall	4,241.93	1,716.23	2,525.70	147.17%
5370 · Interior Repairs & Maintenance	8,924.29	38,481.17	-29,556.88	-76.81%
5375 · Miscellaneous	893.88	0.00	893.88	100.0%
5380 · Outside Maintenance Services	3,258.77	15,570.68	-12,311.91	-79.07%
5390 · Laundry	65.88	0.00	65.88	100.0%
Total 5300 · Maintenance Expense	70,403.68	97,640.07	-27,236.39	-27.9%
5400 · Amenities				
5410 · Pool / Sauna / Tennis / Equip	19,205.28	16,130.69	3,074.59	19.06%
5415 · Front Desk Credit	20,833.30	20,833.30	0.00	0.0%
5430 · Firewood	415.00	612.22	-197.22	-32.21%
Total 5400 · Amenities	40,453.58	37,576.21	2,877.37	7.66%
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	5,731.88	260.00	5,471.88	2,104.57%
5500 · Fire and Protection - Other	9,067.63	0.00	9,067.63	100.0%
Total 5500 · Fire and Protection	14,990.29	1,685.26	13,305.03	789.49%
5600 · Utilities				
5610 · Electricity	65,465.93	56,464.30	9,001.63	15.94%
5620 · Gas Expense	46,752.18	25,930.03	20,822.15	80.3%
5630 · Water & Sewer	92,450.53	86,458.71	5,991.82	6.93%
5640 · Trash Removal	13,061.25	13,554.29	-493.04	-3.64%
5650 · Cable TV Expense	56,126.00	63,727.18	-7,601.18	-11.93%
5660 · Telephone Expense	3,316.83	2,817.08	499.75	17.74%
Total 5600 · Utilities	277,172.72	248,951.59	28,221.13	11.34%
5700 · Transportation				
5710 · Bus Gas / Repair / Maintenance	29,535.57	25,819.72	3,715.85	14.39%
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	6,875.61	2,370.00	4,505.61	190.11%
5750 · Track My Shuttle	2,224.57	3,097.26	-872.69	-28.18%
Total 5700 · Transportation	42,127.38	31,640.88	10,486.50	33.14%
5800 · Manager Housing				
5820 · Manager Unit Condo Fees	10,575.73	11,315.13	-739.40	-6.54%
5830 · Manager Unit Utilities	1,761.49	1,834.11	-72.62	-3.96%
5840 · Manager Unit Real Estate Taxes	2,154.24	2,217.84	-63.60	-2.87%
Total 5800 · Manager Housing	14,491.46	15,367.08	-875.62	-5.7%
5900 · Depreciation Expense	26,388.50	26,388.50	0.00	0.0%
Total Expense	950,054.15	745,478.56	204,575.59	27.44%
Net Income	-98,471.97	-78,663.44	-19,808.53	-25.18%