

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

Jul 31, 23

ASSETS

Current Assets

Checking/Savings

1020 · Alpine Operating	247,688.87
1100 · Capital Reserve - 1st Bank	21,437.45
1000 · First Bank Checking	9,516.57
1071 · Bill.com Money In Clearing	4,763.49

Total Checking/Savings 283,406.38

Accounts Receivable

1200 · Accounts Receivable	54,929.54
----------------------------	-----------

Total Accounts Receivable 54,929.54

Other Current Assets

1201 · RDP AR	13,881.80
1235 · Other A/R	5,398.09
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	19,339.25
1411 · Prepaid Insurance - Bus	3,186.72
1413 · Prepaid Insurance - WC	4,420.00

Total 1400 · Prepaid Expenses 26,945.97

Total Other Current Assets 48,425.86

Total Current Assets 386,761.78

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	-126,157.50
1592 · Accum Depr - Buses	-77,168.31
1593 · Accum Depr - Furn & Equip	-410,310.04
1594 · Accum Depr - Communication Sys	-2,352.90

Total 1590 · Accumulated Depreciation -615,988.75

Total Fixed Assets 84,632.80

TOTAL ASSETS 471,394.58

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	4,082.25
-------------------------	----------

Total Accounts Payable 4,082.25

Other Current Liabilities

2200 · Payable to SRR	-7,797.37
2450 · Accrued Expenses	3,800.00
2460 · Parking Liability	8,730.00

Total Other Current Liabilities 4,732.63

Total Current Liabilities 8,814.88

Total Liabilities 8,814.88

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-181,778.38
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	566,337.02

Total 3300 · Capital Reserve 566,337.02

Total Equity 462,579.70

TOTAL LIABILITIES & EQUITY 471,394.58

Simba Run Condominium Association
 Operating Fund Statement
 July 2023

	Jul 23	Budget	\$ Over Budget	Sep '22 - Jul 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Association Dues	74,941.34	74,941.67	-0.33	824,354.74	824,358.37	-3.63	899,300.00
4300 · Interest Charges	100.82	250.00	-149.18	3,206.54	2,750.00	456.54	3,000.00
4400 · Late Charges	275.00	125.00	150.00	2,500.00	1,375.00	1,125.00	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	-2,884.84	2,500.00	-5,384.84	15,976.72	27,500.00	-11,523.28	30,000.00
4600 · Miscellaneous Income	0.00	0.00	0.00	300.01	0.00	300.01	0.00
4610 · SRR Rent	1,250.00	1,250.00	0.00	13,750.00	13,750.00	0.00	15,000.00
4635 · Services Support	7,539.50	6,987.50	552.00	73,234.51	76,862.50	-3,627.99	83,850.00
4640 · Firewood Income	0.00	166.67	-166.67	889.00	1,833.37	-944.37	2,000.00
Total Income	81,221.82	86,220.84	-4,999.02	932,727.50	948,429.24	-15,701.74	1,034,650.00
Gross Profit	81,221.82	86,220.84	-4,999.02	932,727.50	948,429.24	-15,701.74	1,034,650.00
Expense							
5000 · Payroll							
Total 5000 · Payroll	27,584.00	28,849.08	-1,265.08	359,549.91	363,969.88	-4,419.97	392,818.92
5100 · Administrative Expenses							
5110 · Management Fee	384.98	2,617.33	-2,232.35	24,584.98	28,790.63	-4,205.65	31,408.00
5120 · Accounting Expense	1,714.13	1,386.67	327.46	16,373.91	15,253.37	1,120.54	16,640.00
5130 · Professional Services	22.40	916.67	-894.27	8,147.40	10,083.37	-1,935.97	11,000.00
5139 · Computer & Technology	0.00	0.00	0.00	4,620.98	0.00	4,620.98	0.00
5140 · Legal Expense	0.00	333.33	-333.33	3,352.00	3,666.63	-314.63	4,000.00
5150 · Office Supplies	286.34	500.00	-213.66	5,709.51	5,500.00	209.51	6,000.00
5155 · Bank Service Charges	139.40	83.33	56.07	1,765.27	916.63	848.64	1,000.00
5160 · Other Administrative Expense	912.99	500.00	412.99	7,659.95	5,500.00	2,159.95	6,000.00
5165 · Cleaning Supplies	580.60	208.33	372.27	6,463.82	2,291.63	4,172.19	2,500.00
5170 · Recruiting	0.00	0.00	0.00	2,973.56	0.00	2,973.56	0.00
Total 5100 · Administrative Expenses	4,040.84	6,545.66	-2,504.82	81,651.38	72,002.26	9,649.12	78,548.00
5200 · Operating Insurance and Taxes							
5210 · Building Insurance	5,484.09	5,250.00	234.09	60,324.98	57,750.00	2,574.98	63,000.00
5220 · Personal Property Tax	0.00	41.67	-41.67	0.00	458.37	-458.37	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	5,291.67	192.42	60,324.98	58,208.37	2,116.61	63,500.00
5300 · Maintenance Expense							
5315 · Landscaping & Grounds	351.19	1,041.67	-690.48	2,674.16	5,208.35	-2,534.19	6,250.00
5320 · Snow Removal	0.00	0.00	0.00	16,382.67	11,000.00	5,382.67	11,000.00
5325 · Garage Expense	0.00	400.00	-400.00	1,668.39	4,400.00	-2,731.61	4,800.00
5330 · Carpet Cleaning	0.00	156.25	-156.25	1,812.31	1,718.75	93.56	1,875.00
5335 · Elevator Expense	2,700.00	500.00	2,200.00	20,335.00	5,500.00	14,835.00	6,000.00
5340 · Lighting Expense	0.00	83.33	-83.33	485.23	916.63	-431.40	1,000.00
5345 · Keys & Locks	0.00	208.33	-208.33	2,243.53	2,291.63	-48.10	2,500.00
5360 · Exterior Building Maintenance	80.34	1,166.67	-1,086.33	7,410.77	12,833.37	-5,422.60	14,000.00
5366 · Roof Repairs	711.15	0.00	711.15	3,849.55	0.00	3,849.55	0.00
5367 · Painting / Drywall	0.00	208.33	-208.33	4,241.93	2,291.63	1,950.30	2,500.00
5370 · Interior Repairs & Maintenance	40.25	1,250.00	-1,209.75	8,964.54	13,750.00	-4,785.46	15,000.00
5371 · Plumbing Repairs	-9,067.63	0.00	-9,067.63	-9,067.63	0.00	-9,067.63	0.00
5375 · Miscellaneous	0.00	0.00	0.00	893.88	0.00	893.88	0.00
5380 · Outside Maintenance Services	1,250.00	520.83	729.17	4,508.77	5,729.13	-1,220.36	6,250.00
5390 · Laundry	0.00	0.00	0.00	65.88	0.00	65.88	0.00
Total 5300 · Maintenance Expense	-3,934.70	5,535.41	-9,470.11	66,468.98	65,639.49	829.49	71,175.00
5400 · Amenities							
5410 · Pool / Sauna / Tennis / Equip	0.00	1,250.00	-1,250.00	19,205.28	13,750.00	5,455.28	15,000.00
5415 · Front Desk Credit	2,083.33	2,083.33	0.00	22,916.63	22,916.63	0.00	25,000.00
5430 · Firewood	0.00	166.67	-166.67	415.00	1,833.37	-1,418.37	2,000.00
Total 5400 · Amenities	2,083.33	3,500.00	-1,416.67	42,536.91	38,500.00	4,036.91	42,000.00
5500 · Fire and Protection							
5520 · Alarm Monitoring	0.00	41.67	-41.67	170.00	458.37	-288.37	500.00
5530 · Smoke Detectors / Extinguisher	9,067.63	100.00	8,967.63	9,088.41	1,100.00	7,988.41	1,200.00
5540 · Sprinkler System	0.00	208.33	-208.33	5,731.88	2,291.63	3,440.25	2,500.00
5500 · Fire and Protection - Other	0.00	0.00	0.00	9,067.63	0.00	9,067.63	0.00
Total 5500 · Fire and Protection	9,067.63	350.00	8,717.63	24,057.92	3,850.00	20,207.92	4,200.00
5600 · Utilities							
5610 · Electricity	2,214.70	3,617.05	-1,402.35	67,680.63	68,361.46	-680.83	72,000.00
5620 · Gas Expense	415.50	1,652.98	-1,237.48	47,167.68	22,140.84	25,026.84	24,000.00
5630 · Water & Sewer	10,073.27	17,106.43	-7,033.16	102,523.80	98,843.20	3,680.60	99,000.00
5640 · Trash Removal	728.95	1,300.00	-571.05	13,790.20	14,300.00	-509.80	15,600.00
5650 · Cable TV Expense	6,457.32	6,133.33	323.99	62,583.32	67,466.67	-4,883.35	73,600.00
5660 · Telephone Expense	739.28	291.67	447.61	4,056.11	3,208.37	847.74	3,500.00
Total 5600 · Utilities	20,629.02	30,101.46	-9,472.44	297,801.74	274,320.54	23,481.20	287,700.00
5700 · Transportation							
5710 · Bus Gas / Repair / Maintenance	0.00	0.00	0.00	29,535.57	18,000.00	11,535.57	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	7,451.77	6,475.00	976.77	6,475.00
5750 · Track My Shuttle	0.00	0.00	0.00	2,224.57	3,000.00	-775.43	3,000.00
Total 5700 · Transportation	576.16	0.00	576.16	42,703.54	28,475.00	14,228.54	28,475.00
5800 · Manager Housing							
5820 · Manager Unit Condo Fees	961.43	992.08	-30.65	11,537.16	10,912.88	624.28	11,905.00
5830 · Manager Unit Utilities	98.37	200.00	-101.63	1,859.86	2,200.00	-340.14	2,400.00
5840 · Manager Unit Real Estate Taxes	0.00	208.33	-208.33	2,154.24	2,291.63	-137.39	2,500.00
Total 5800 · Manager Housing	1,059.80	1,400.41	-340.61	15,551.26	15,404.51	146.75	16,805.00
5900 · Depreciation Expense	2,638.85	2,500.00	138.85	29,027.35	27,500.00	1,527.35	30,000.00
Total Expense	69,229.02	84,073.69	-14,844.67	1,019,673.97	947,870.05	71,803.92	1,015,221.92
Net Income	11,992.80	2,147.15	9,845.65	-86,946.47	559.19	-87,505.66	19,428.08
Beginning Fund Balance				-84,831.91			
Ending Fund Balance				-181,778.38			

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

	Sep '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	137,500.00	137,500.00	0.00	100.0%
4500 · Interest Earned	130.78	0.00	130.78	100.0%
Total Income	<u>137,630.78</u>	<u>137,500.00</u>	<u>130.78</u>	<u>100.1%</u>
Gross Profit	137,630.78	137,500.00	130.78	100.1%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	15,791.70	0.00	15,791.70	100.0%
6020 · Garage & Associated	69,860.49	0.00	69,860.49	100.0%
6030 · Exterior & Associated				
6035 · Roof remodel	94,811.96	0.00	94,811.96	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	94,811.96	0.00	94,811.96	100.0%
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	10,147.61	0.00	10,147.61	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>190,611.76</u>	<u>0.00</u>	<u>190,611.76</u>	<u>100.0%</u>
Total Expense	<u>190,611.76</u>	<u>0.00</u>	<u>190,611.76</u>	<u>100.0%</u>
Net Income	<u>-52,980.98</u>	<u>137,500.00</u>	<u>-190,480.98</u>	<u>-38.53%</u>
Beginning Fund Balance	619,318.00			
Ending Fund Balance	566,337.02			

* 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 July 2023

	Sep '22 - Jul 23	Sep '21 - Jul 22	\$ Change	% Change
Income				
4000 · Association Dues	824,354.74	658,765.70	165,589.04	25.14%
4300 · Interest Charges	3,206.54	9,334.08	-6,127.54	-65.65%
4400 · Late Charges	2,500.00	2,350.00	150.00	6.38%
4440 · Owner Maintenance Expense	-1,484.02	0.00	-1,484.02	-100.0%
4450 · Owner Maintenance	15,976.72	6,254.39	9,722.33	155.45%
4600 · Miscellaneous Income	300.01	550.00	-249.99	-45.45%
4610 · SRR Rent	13,750.00	13,750.00	0.00	0.0%
4635 · Services Support	73,234.51	44,033.44	29,201.07	66.32%
4640 · Firewood Income	889.00	1,040.00	-151.00	-14.52%
Total Income	932,727.50	736,077.61	196,649.89	26.72%
Gross Profit	932,727.50	736,077.61	196,649.89	26.72%
Expense				
5000 · Payroll				
5005 · SRCA Payroll				
Total 5000 · Payroll	359,315.91	189,818.48	169,497.43	89.29%
5100 · Administrative Expenses				
5110 · Management Fee	24,584.98	26,620.00	-2,035.02	-7.65%
5120 · Accounting Expense	16,373.91	15,707.50	666.41	4.24%
5130 · Professional Services	8,147.40	17,052.36	-8,904.96	-52.22%
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	5,709.51	9,171.32	-3,461.81	-37.75%
5155 · Bank Service Charges	1,765.27	1,101.29	663.98	60.29%
5160 · Other Administrative Expense	7,659.95	2,506.94	5,153.01	205.55%
5165 · Cleaning Supplies	6,463.82	1,673.49	4,790.33	286.25%
5170 · Recruiting	2,973.56	0.00	2,973.56	100.0%
Total 5100 · Administrative Expenses	81,651.38	73,832.90	7,818.48	10.59%
5200 · Operating Insurance and Taxes				
5210 · Building Insurance	60,324.98	58,755.99	1,568.99	2.67%
Total 5200 · Operating Insurance and Taxes	60,324.98	58,755.99	1,568.99	2.67%
5300 · Maintenance Expense				
5315 · Landscaping & Grounds	2,674.16	11,533.32	-8,859.16	-76.81%
5320 · Snow Removal	16,382.67	11,742.50	4,640.17	39.52%
5325 · Garage Expense	1,668.39	1,000.25	668.14	66.8%
5330 · Carpet Cleaning	1,812.31	0.00	1,812.31	100.0%
5335 · Elevator Expense	20,335.00	5,962.00	14,373.00	241.08%
5340 · Lighting Expense	485.23	254.79	230.44	90.44%
5345 · Keys & Locks	2,243.53	4,975.50	-2,731.97	-54.91%
5360 · Exterior Building Maintenance	7,410.77	12,643.57	-5,232.80	-41.39%
5366 · Roof Repairs	3,849.55	0.00	3,849.55	100.0%
5367 · Painting / Drywall	4,241.93	2,056.72	2,185.21	106.25%
5370 · Interior Repairs & Maintenance	8,964.54	41,795.59	-32,831.05	-78.55%
5371 · Plumbing Repairs	-9,067.63	0.00	-9,067.63	-100.0%
5375 · Miscellaneous	893.88	0.00	893.88	100.0%
5380 · Outside Maintenance Services	4,508.77	19,665.68	-15,156.91	-77.07%
5390 · Laundry	65.88	0.00	65.88	100.0%
Total 5300 · Maintenance Expense	66,468.98	111,629.92	-45,160.94	-40.46%
5400 · Amenities				
5410 · Pool / Sauna / Tennis / Equip	19,205.28	16,832.76	2,372.52	14.1%
5415 · Front Desk Credit	22,916.63	23,296.10	-379.47	-1.63%
Total 5400 · Amenities	42,536.91	40,741.08	1,795.83	4.41%
5500 · Fire and Protection				
5520 · Alarm Monitoring	170.00	4,874.68	-4,704.68	-96.51%
5530 · Smoke Detectors / Extinguisher	9,088.41	-1,865.00	10,953.41	587.31%
5540 · Sprinkler System	5,731.88	804.95	4,926.93	612.08%
5500 · Fire and Protection - Other	9,067.63	0.00	9,067.63	100.0%
Total 5500 · Fire and Protection	24,057.92	3,814.63	20,243.29	530.68%
5600 · Utilities				
5610 · Electricity	67,680.63	59,618.77	8,061.86	13.52%
5620 · Gas Expense	47,167.68	29,713.46	17,454.22	58.74%
5630 · Water & Sewer	102,523.80	104,553.38	-2,029.58	-1.94%
5640 · Trash Removal	13,790.20	14,445.94	-655.74	-4.54%
5650 · Cable TV Expense	62,583.32	70,059.97	-7,476.65	-10.67%
5660 · Telephone Expense	4,056.11	3,255.52	800.59	24.59%
Total 5600 · Utilities	297,801.74	281,647.04	16,154.70	5.74%
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	7,451.77	4,098.51	3,353.26	81.82%
5750 · Track My Shuttle	2,224.57	3,258.42	-1,033.85	-31.73%
Total 5700 · Transportation	42,703.54	33,530.55	9,172.99	27.36%
5800 · Manager Housing				
5820 · Manager Unit Condo Fees	11,537.16	12,111.77	-574.61	-4.74%
5830 · Manager Unit Utilities	1,859.86	1,899.65	-39.79	-2.1%
5840 · Manager Unit Real Estate Taxes	2,154.24	2,217.84	-63.60	-2.87%
Total 5800 · Manager Housing	15,551.26	16,229.26	-678.00	-4.18%
5900 · Depreciation Expense	29,027.35	29,027.35	0.00	0.0%
Total Expense	1,019,439.97	839,027.20	180,412.77	21.5%
Net Income	-86,712.47	-102,949.59	16,237.12	15.77%