

**Simba Run Condominium Association**  
**Balance Sheet**  
**As of August 31, 2023**

**Aug 31, 23**

**ASSETS**

**Current Assets**

**Checking/Savings**

1020 · Alpine Operating	239,573.43
1120 · Alpine Capital Reserve	30,959.89
1071 · Bill.com Money In Clearing	4,823.42

**Total Checking/Savings** 275,356.74

**Accounts Receivable**

1200 · Accounts Receivable	91,415.74
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**Total Accounts Receivable** 91,415.74

**Other Current Assets**

1201 · RDP AR	13,881.80
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	13,855.16
1411 · Prepaid Insurance - Bus	2,610.56
1413 · Prepaid Insurance - WC	4,420.00

**Total 1400 · Prepaid Expenses** 20,885.72

**Total Other Current Assets** 36,967.52

**Total Current Assets** 403,740.00

**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	-126,967.50
1592 · Accum Depr - Buses	-78,360.46
1593 · Accum Depr - Furn & Equip	-410,946.74
1594 · Accum Depr - Communication Sys	-2,352.90

**Total 1590 · Accumulated Depreciation** -618,627.60

**Total Fixed Assets** 81,993.95

**TOTAL ASSETS** 485,733.95

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

2000 · Accounts Payable	196,611.93
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**Total Accounts Payable** 196,611.93

**Other Current Liabilities**

2200 · Payable to SRR	110.23
2450 · Accrued Expenses	2,800.00

**Total Other Current Liabilities** 2,910.23

**Total Current Liabilities** 199,522.16

**Total Liabilities** 199,522.16

**Equity**

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	-158,666.49
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	366,857.22

**Total 3300 · Capital Reserve** 366,857.22

**Total Equity** 286,211.79

**TOTAL LIABILITIES & EQUITY** 485,733.95

Simba Run Condominium Association  
 Operating Fund Statement  
 August 2023

	Aug 23	Budget	\$ Over Budget	Sep '22 - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 · Association Dues	74,941.34	74,941.63	-0.29	899,296.08	899,300.00	-3.92	899,300.00
4300 · Interest Charges	107.26	250.00	-142.74	3,313.80	3,000.00	313.80	3,000.00
4400 · Late Charges	300.00	125.00	175.00	2,800.00	1,500.00	1,300.00	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	28,860.03	2,500.00	26,360.03	45,121.75	30,000.00	15,121.75	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	15,000.00	15,000.00	0.00	15,000.00
4635 · Services Support	6,315.50	6,987.50	-672.00	79,499.01	83,850.00	-4,350.99	83,850.00
4640 · Firewood Income	0.00	166.63	-166.63	889.00	2,000.00	-1,111.00	2,000.00
Total Income	111,774.13	86,220.76	25,553.37	1,044,735.63	1,034,650.00	10,085.63	1,034,650.00
Gross Profit	111,774.13	86,220.76	25,553.37	1,044,735.63	1,034,650.00	10,085.63	1,034,650.00
<b>Expense</b>							
5000 · Payroll							
5005 · SRCA Payroll							
Total 5000 · Payroll	27,938.79	28,849.04	-910.25	387,488.70	392,818.92	-5,330.22	392,818.92
5100 · Administrative Expenses							
5110 · Management Fee	769.96	2,617.37	-1,847.41	25,354.94	31,408.00	-6,053.06	31,408.00
5120 · Accounting Expense	1,740.38	1,386.63	353.75	18,114.29	16,640.00	1,474.29	16,640.00
5130 · Professional Services	0.00	916.63	-916.63	8,147.40	11,000.00	-2,852.60	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	173.50	333.37	-159.87	3,525.50	4,000.00	-474.50	4,000.00
5150 · Office Supplies	316.19	500.00	-183.81	6,025.70	6,000.00	25.70	6,000.00
5155 · Bank Service Charges	240.01	83.37	156.64	2,005.28	1,000.00	1,005.28	1,000.00
5160 · Other Administrative Expense	-19.50	500.00	-519.50	7,640.45	6,000.00	1,640.45	6,000.00
5165 · Cleaning Supplies	270.08	208.37	61.71	6,733.90	2,500.00	4,233.90	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	3,490.62	6,545.74	-3,055.12	85,142.00	78,548.00	6,594.00	78,548.00
5200 · Operating Insurance and Taxes							
5210 · Building Insurance							
5220 · Personal Property Tax	5,484.09	5,250.00	234.09	65,809.07	63,000.00	2,809.07	63,000.00
5220 · Personal Property Tax	0.00	41.63	-41.63	0.00	500.00	-500.00	500.00
Total 5200 · Operating Insurance and Taxes	5,484.09	5,291.63	192.46	65,809.07	63,500.00	2,309.07	63,500.00
5300 · Maintenance Expense							
5315 · Landscaping & Grounds							
5320 · Snow Removal	596.53	1,041.65	-445.12	3,270.69	6,250.00	-2,979.31	6,250.00
5325 · Garage Expense	0.00	0.00	0.00	16,382.67	11,000.00	5,382.67	11,000.00
5330 · Carpet Cleaning	0.00	400.00	-400.00	1,668.39	4,800.00	-3,131.61	4,800.00
5335 · Elevator Expense	0.00	156.25	-156.25	1,812.31	1,875.00	-62.69	1,875.00
5340 · Lighting Expense	0.00	500.00	-500.00	20,335.00	6,000.00	14,335.00	6,000.00
5345 · Keys & Locks	27.01	83.37	-56.36	512.24	1,000.00	-487.76	1,000.00
5350 · Exterior Building Maintenance	0.00	208.37	-208.37	2,243.53	2,500.00	-256.47	2,500.00
5360 · Roof Repairs	109.40	1,166.63	-1,057.23	7,520.17	14,000.00	-6,479.83	14,000.00
5366 · Roof Repairs	90.08	0.00	90.08	3,939.63	0.00	3,939.63	0.00
5367 · Painting / Drywall	273.50	208.37	65.13	4,515.43	2,500.00	2,015.43	2,500.00
5370 · Interior Repairs & Maintenance	3,826.89	1,250.00	2,576.89	12,791.43	15,000.00	-2,208.57	15,000.00
5371 · Plumbing Repairs	14.54	0.00	14.54	-9,053.09	0.00	-9,053.09	0.00
5375 · Miscellaneous	0.00	0.00	0.00	893.88	0.00	893.88	0.00
5380 · Outside Maintenance Services	12,718.04	520.87	12,197.17	17,226.81	6,250.00	10,976.81	6,250.00
5390 · Laundry	0.00	0.00	0.00	65.88	0.00	65.88	0.00
Total 5300 · Maintenance Expense	17,655.99	5,535.51	12,120.48	84,124.97	71,175.00	12,949.97	71,175.00
5400 · Amenities							
5410 · Pool / Sauna / Tennis / Equip							
5415 · Front Desk Credit	91.34	1,250.00	-1,158.66	20,205.62	15,000.00	5,205.62	15,000.00
5430 · Firewood	2,083.33	2,083.37	-0.04	24,999.96	25,000.00	-0.04	25,000.00
5430 · Firewood	0.00	166.63	-166.63	415.00	2,000.00	-1,585.00	2,000.00
Total 5400 · Amenities	2,174.67	3,500.00	-1,325.33	45,620.58	42,000.00	3,620.58	42,000.00
5500 · Fire and Protection							
5510 · Superior Alarm Annual							
5520 · Alarm Monitoring	5,045.34	0.00	5,045.34	5,045.34	0.00	5,045.34	0.00
5530 · Smoke Detectors / Extinguisher	420.00	41.63	378.37	590.00	500.00	90.00	500.00
5540 · Sprinkler System	3,005.86	100.00	2,905.86	12,094.27	1,200.00	10,894.27	1,200.00
5550 · Fire and Protection - Other	62.30	208.37	-146.07	5,794.18	2,500.00	3,294.18	2,500.00
Total 5500 · Fire and Protection	0.00	0.00	0.00	9,067.63	0.00	9,067.63	0.00
Total 5500 · Fire and Protection	8,533.50	350.00	8,183.50	32,591.42	4,200.00	28,391.42	4,200.00
5600 · Utilities							
5610 · Electricity							
5620 · Gas Expense	1,148.28	3,638.54	-2,490.26	68,828.91	72,000.00	-3,171.09	72,000.00
5630 · Water & Sewer	1,329.66	1,859.16	-529.50	48,497.34	24,000.00	24,497.34	24,000.00
5640 · Trash Removal	9,678.37	156.80	9,521.57	112,202.17	99,000.00	13,202.17	99,000.00
5650 · Cable TV Expense	605.83	1,300.00	-694.17	14,396.03	15,600.00	-1,203.97	15,600.00
5660 · Telephone Expense	6,279.56	6,133.33	146.23	68,862.88	73,600.00	-4,737.12	73,600.00
5660 · Telephone Expense	272.34	291.63	-19.29	4,328.45	3,500.00	828.45	3,500.00
Total 5600 · Utilities	19,314.04	13,379.46	5,934.58	317,115.78	287,700.00	29,415.78	287,700.00
5700 · Transportation							
5710 · Bus Gas / Repair / Maintenance							
5720 · Bus License & Fees	0.00	0.00	0.00	29,535.57	18,000.00	11,535.57	18,000.00
5730 · Bus Lease	0.00	0.00	0.00	491.63	1,000.00	-508.37	1,000.00
5740 · Bus Insurance	0.00	0.00	0.00	3,000.00	0.00	3,000.00	0.00
5750 · Track My Shuttle	576.16	0.00	576.16	8,027.93	6,475.00	1,552.93	6,475.00
Total 5700 · Transportation	120.00	0.00	120.00	2,344.57	3,000.00	-655.43	3,000.00
Total 5700 · Transportation	696.16	0.00	696.16	43,399.70	28,475.00	14,924.70	28,475.00
5800 · Manager Housing							
5820 · Manager Unit Condo Fees							
5830 · Manager Unit Utilities	0.00	992.12	-992.12	11,537.16	11,905.00	-367.84	11,905.00
5840 · Manager Unit Real Estate Taxes	60.53	200.00	-139.47	1,920.39	2,400.00	-479.61	2,400.00
Total 5800 · Manager Housing	0.00	208.37	-208.37	2,154.24	2,500.00	-345.76	2,500.00
Total 5800 · Manager Housing	60.53	1,400.49	-1,339.96	15,611.79	16,805.00	-1,193.21	16,805.00
5900 · Depreciation Expense	2,638.85	2,500.00	138.85	31,666.20	30,000.00	1,666.20	30,000.00
Total Expense	87,987.24	67,351.87	20,635.37	1,108,570.21	1,015,221.92	93,348.29	1,015,221.92
Fund/Deficit	23,786.89	18,868.89	4,918.00	-63,834.58	19,428.08	-83,262.66	19,428.08
Beginning Fund Balance						-94,831.91	
Ending Fund Balance						-158,666.49	

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

	Sep '22 - Aug 23	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	150,000.00	150,000.00	0.00	100.0%
4500 · Interest Earned	136.65	0.00	136.65	100.0%
Total Income	<u>150,136.65</u>	<u>150,000.00</u>	<u>136.65</u>	<u>100.09%</u>
Gross Profit	150,136.65	150,000.00	136.65	100.09%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	144,289.33	0.00	144,289.33	100.0%
6020 · Garage & Associated	69,860.49	0.00	69,860.49	100.0%
6030 · Exterior & Associated				
6035 · Roof remodel	156,181.60	0.00	156,181.60	100.0%
6030 · Exterior & Associated - Other	3,586.59	0.00	3,586.59	100.0%
Total 6030 · Exterior & Associated	<u>159,768.19</u>	<u>0.00</u>	<u>159,768.19</u>	<u>100.0%</u>
6040 · Interior & Associated				
6045 · Plumbing remodel	11,259.38	0.00	11,259.38	100.0%
6040 · Interior & Associated - Other	10,147.61	0.00	10,147.61	100.0%
Total 6040 · Interior & Associated	<u>21,406.99</u>	<u>0.00</u>	<u>21,406.99</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	7,272.43	0.00	7,272.43	100.0%
Total 6000 · Capital Reserve Expense	<u>402,597.43</u>	<u>0.00</u>	<u>402,597.43</u>	<u>100.0%</u>
Total Expense	<u>402,597.43</u>	<u>0.00</u>	<u>402,597.43</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u><u>-252,460.78</u></u>	<u><u>150,000.00</u></u>	<u><u>-402,460.78</u></u>	<u><u>-168.31%</u></u>
Beginning Fund Balance	619,318.00			
Ending Fund Balance	366,857.22			

\* 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 August 2023

	Sep '22 - Aug 23	Sep '21 - Aug 22	\$ Change	% Change
<b>Income</b>				
4000 · Association Dues	899,296.08	719,437.92	179,858.16	25.0%
4300 · Interest Charges	3,313.80	9,366.67	-6,052.87	-64.62%
4400 · Late Charges	2,800.00	2,375.00	425.00	17.9%
4440 · Owner Maintenance Expense	-1,484.02	0.00	-1,484.02	-100.0%
4450 · Owner Maintenance	45,121.75	9,153.87	35,967.88	392.93%
4600 · Miscellaneous Income	300.01	1,400.00	-1,099.99	-78.57%
4610 · SRR Rent	15,000.00	15,000.00	0.00	0.0%
4635 · Services Support	79,499.01	46,763.26	32,735.75	70.0%
4640 · Firewood Income	889.00	1,040.00	-151.00	-14.52%
<b>Total Income</b>	<b>1,044,735.63</b>	<b>804,536.72</b>	<b>240,198.91</b>	<b>29.86%</b>
<b>Gross Profit</b>	<b>1,044,735.63</b>	<b>804,536.72</b>	<b>240,198.91</b>	<b>29.86%</b>
<b>Expense</b>				
<b>5000 · Payroll</b>				
Total 5000 · Payroll	387,488.70	211,115.54	176,373.16	83.54%
<b>5100 · Administrative Expenses</b>				
5110 · Management Fee	25,354.94	29,040.00	-3,685.06	-12.69%
5120 · Accounting Expense	18,114.29	17,590.00	524.29	2.98%
5130 · Professional Services	8,147.40	17,252.36	-9,104.96	-52.78%
5139 · Computer & Technology	4,620.98	0.00	4,620.98	100.0%
5140 · Legal Expense	3,525.50	541.00	2,984.50	551.66%
5150 · Office Supplies	6,025.70	16,882.23	-10,856.53	-64.31%
5155 · Bank Service Charges	2,005.28	1,239.29	765.99	61.81%
5160 · Other Administrative Expense	7,640.45	2,506.94	5,133.51	204.77%
5165 · Cleaning Supplies	6,733.90	2,231.05	4,502.85	201.83%
5170 · Recruiting	2,973.56	0.00	2,973.56	100.0%
<b>Total 5100 · Administrative Expenses</b>	<b>85,142.00</b>	<b>87,282.87</b>	<b>-2,140.87</b>	<b>-2.45%</b>
<b>5200 · Operating Insurance and Taxes</b>				
5210 · Building Insurance	65,809.07	68,493.54	-2,684.47	-3.92%
<b>Total 5200 · Operating Insurance and Taxe</b>	<b>65,809.07</b>	<b>68,493.54</b>	<b>-2,684.47</b>	<b>-3.92%</b>
<b>5300 · Maintenance Expense</b>				
5315 · Landscaping & Grounds	3,270.69	11,533.32	-8,262.63	-71.64%
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	6,447.00	13,888.00	215.42%
5340 · Lighting Expense	512.24	254.79	257.45	101.04%
5345 · Keys & Locks	2,243.53	4,975.50	-2,731.97	-54.91%
5360 · Exterior Building Maintenance	7,520.17	14,302.92	-6,782.75	-47.42%
5366 · Roof Repairs	3,939.63	0.00	3,939.63	100.0%
5367 · Painting / Drywall	4,515.43	2,056.72	2,458.71	119.55%
5370 · Interior Repairs & Maintenance	12,791.43	42,113.63	-29,322.20	-69.63%
5371 · Plumbing Repairs	-9,053.09	0.00	-9,053.09	-100.0%
5375 · Miscellaneous	893.88	0.00	893.88	100.0%
5380 · Outside Maintenance Services	17,226.81	22,355.18	-5,128.37	-22.94%
5390 · Laundry	65.88	0.00	65.88	100.0%
<b>Total 5300 · Maintenance Expense</b>	<b>84,124.97</b>	<b>116,781.81</b>	<b>-32,656.84</b>	<b>-27.96%</b>
<b>5400 · Amenities</b>				
5410 · Pool / Sauna / Tennis / Equip	20,205.62	17,049.00	3,156.62	18.52%
5415 · Front Desk Credit	24,999.96	25,379.43	-379.47	-1.5%
5430 · Firewood	415.00	612.22	-197.22	-32.21%
<b>Total 5400 · Amenities</b>	<b>45,620.58</b>	<b>43,040.65</b>	<b>2,579.93</b>	<b>5.99%</b>
<b>5500 · Fire and Protection</b>				
5510 · Superior Alarm Annual	5,045.34	0.00	5,045.34	100.0%
5520 · Alarm Monitoring	590.00	5,279.68	-4,689.68	-88.83%
5530 · Smoke Detectors / Extinguisher	12,094.27	-1,865.00	13,959.27	748.49%
5540 · Sprinkler System	5,794.18	978.95	4,815.23	491.88%
5500 · Fire and Protection - Other	9,067.63	0.00	9,067.63	100.0%
<b>Total 5500 · Fire and Protection</b>	<b>32,591.42</b>	<b>4,393.63</b>	<b>28,197.79</b>	<b>641.79%</b>
<b>5600 · Utilities</b>				
5610 · Electricity	68,828.91	62,791.98	6,036.93	9.61%
5620 · Gas Expense	48,497.34	32,213.46	16,283.88	50.55%
5630 · Water & Sewer	112,202.17	104,719.24	7,482.93	7.15%
5640 · Trash Removal	14,396.03	16,217.81	-1,821.78	-11.23%
5650 · Cable TV Expense	68,862.88	76,392.76	-7,529.88	-9.86%
5660 · Telephone Expense	4,328.45	3,382.87	945.58	27.95%
<b>Total 5600 · Utilities</b>	<b>317,115.78</b>	<b>295,718.12</b>	<b>21,397.66</b>	<b>7.24%</b>
<b>5700 · Transportation</b>				
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	8,027.93	4,098.51	3,929.42	95.87%
5750 · Track My Shuttle	2,344.57	3,258.42	-913.85	-28.05%
<b>Total 5700 · Transportation</b>	<b>43,399.70</b>	<b>33,530.55</b>	<b>9,869.15</b>	<b>29.43%</b>
<b>5800 · Manager Housing</b>				
5820 · Manager Unit Condo Fees	11,537.16	18,480.51	-6,943.35	-37.57%
5830 · Manager Unit Utilities	1,920.39	1,957.44	-37.05	-1.89%
5840 · Manager Unit Real Estate Taxes	2,154.24	2,217.84	-63.60	-2.87%

	<u>Sep '22 - Aug 23</u>	<u>Sep '21 - Aug 22</u>	<u>\$ Change</u>	<u>% Change</u>
Total 5800 · Manager Housing	15,611.79	22,655.79	-7,044.00	-31.09%
5900 · Depreciation Expense	31,666.20	32,028.93	-362.73	-1.13%
Total Expense	<u>1,108,570.21</u>	<u>915,041.43</u>	<u>193,528.78</u>	<u>21.15%</u>
Net Income	<u>-63,834.58</u>	<u>-110,504.71</u>	<u>46,670.13</u>	<u>42.23%</u>