

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

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1020 · Alpine Operating	179,511.57
1120 · Alpine Capital Reserve	30,959.89
1071 · Bill.com Money In Clearing	38,030.31
Total Checking/Savings	<u>248,501.77</u>
Accounts Receivable	
1200 · Accounts Receivable	<u>218,982.08</u>
Total Accounts Receivable	218,982.08
Other Current Assets	
1235 · Other A/R	-3,176.32
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	-1,467.40
1411 · Prepaid Insurance - Bus	1,690.67
1420 · Prepaid Elevator Service	900.00
Total 1400 · Prepaid Expenses	<u>1,123.27</u>
Total Other Current Assets	<u>146.95</u>
Total Current Assets	467,630.80
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	-128,587.50
1592 · Accum Depr - Buses	-80,744.76
1593 · Accum Depr - Furn & Equip	-412,220.14
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	<u>-623,905.30</u>
Total Fixed Assets	<u>76,716.25</u>
TOTAL ASSETS	<u><u>544,347.05</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	10,998.71
Total Accounts Payable	<u>10,998.71</u>
Other Current Liabilities	
2100 · Accrued Payroll & Bonuses	833.26
2200 · Payable to SRR	-829.77
2450 · Accrued Expenses	13,839.30
2460 · Parking Liability	930.00
Total Other Current Liabilities	<u>14,772.79</u>
Total Current Liabilities	<u>25,771.50</u>
Total Liabilities	25,771.50
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	106,971.37
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	333,583.12
Total 3300 · Capital Reserve	<u>333,583.12</u>
Total Equity	<u>518,575.55</u>
TOTAL LIABILITIES & EQUITY	<u><u>544,347.05</u></u>

Simba Run Condominium Association
 Operating Fund Statement
 October 2023

	Oct 23	Budget	\$ Over Budget	Sep - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Association Dues	86,305.61	83,638.33	2,667.28	167,268.98	167,276.70	-7.72	1,003,660.00
4300 - Interest Charges	286.90	250.00	36.90	599.22	500.00	99.22	3,000.00
4400 - Late Charges	875.00	0.00	875.00	1,500.00	0.00	1,500.00	0.00
4440 - Owner Maintenance Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4450 - Owner Maintenance	267.45	2,500.00	-2,767.45	5,241.90	5,000.00	241.90	30,000.00
4550-3 - Parking Fees	20.79	0.00	20.79	20.79	0.00	20.79	0.00
4600 - Miscellaneous Income	250.00	0.00	250.00	250.00	0.00	250.00	0.00
4610 - SRR Rent	1,250.00	1,250.00	0.00	2,500.00	2,500.00	0.00	15,000.00
4638 - Services Support	2,910.96	4,555.33	-1,644.37	6,128.34	10,206.37	-4,078.03	95,732.94
4640 - Firewood Income	10.00	0.00	10.00	10.00	0.00	10.00	1,000.00
Total Income	91,641.81	92,193.66	-551.85	183,519.23	185,483.07	-1,963.84	1,148,392.94
Gross Profit	91,641.81	92,193.66	-551.85	183,519.23	185,483.07	-1,963.84	1,148,392.94
Expense							
5000 - Payroll							
5005 - SRCA Payroll							
Total 5000 - Payroll	27,640.79	27,025.91	614.88	44,086.24	47,398.00	-3,311.76	472,352.94
5100 - Administrative Expenses							
5110 - Management Fee	769.96	0.00	769.96	1,539.92	0.00	1,539.92	0.00
5120 - Accounting Expense	1,826.25	1,550.00	276.25	3,652.50	3,100.00	552.50	18,600.00
5130 - Professional Services	0.00	99.73	-99.73	0.00	99.73	-99.73	8,125.00
5139 - Computer & Technology	0.00	48.89	-48.89	375.00	48.89	326.11	2,500.00
5140 - Legal Expense	-221.32	0.00	-221.32	177.50	0.00	177.50	8,000.00
5150 - Office Supplies	348.76	2,052.03	-1,703.27	668.95	2,419.54	-1,750.59	6,000.00
5155 - Bank Service Charges	115.16	143.92	-28.76	225.16	268.39	-43.23	1,950.00
5160 - Other Administrative Expense	0.00	39.16	-39.16	1,415.14	78.32	1,336.82	6,000.00
5165 - Cleaning Supplies	379.77	770.43	-390.66	797.06	1,187.47	-390.41	5,500.00
5170 - Recruiting	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Total 5100 - Administrative Expenses	3,218.58	4,704.16	-1,485.58	8,850.33	7,202.34	1,647.99	59,175.00
5200 - Operating Insurance and Taxes							
5210 - Building Insurance	6,458.37	6,458.33	0.04	12,916.74	12,916.66	0.08	77,500.00
5220 - Personal Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	615.00
Total 5200 - Operating Insurance and Taxes	6,458.37	6,458.33	0.04	12,916.74	12,916.66	0.08	78,115.00
5300 - Maintenance Expense							
5315 - Landscaping & Grounds	0.00	0.00	0.00	48.20	0.00	48.20	9,000.00
5320 - Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
5325 - Garage Expense	1,080.00	0.00	1,080.00	1,301.72	0.00	1,301.72	3,000.00
5330 - Carpet Cleaning	28.57	0.00	28.57	28.57	0.00	28.57	1,500.00
5335 - Elevator Expense	1,449.00	1,000.00	449.00	2,349.00	2,000.00	349.00	12,000.00
5340 - Lighting Expense	23.88	0.00	23.88	23.88	0.00	23.88	1,000.00
5345 - Keys & Locks	0.00	0.00	0.00	155.26	235.63	-80.37	2,000.00
5360 - Exterior Building Maintenance	235.45	1,935.37	-1,699.92	235.45	3,577.91	-3,342.46	14,000.00
5366 - Roof Repairs	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5367 - Painting / Drywall	0.00	131.13	-131.13	774.85	131.13	643.72	2,500.00
5370 - Interior Repairs & Maintenance	154.04	2,961.54	-2,807.50	154.04	3,102.39	-2,948.35	10,000.00
5371 - Plumbing Repairs	0.00	0.00	0.00	150.00	0.00	150.00	5,000.00
5375 - Miscellaneous	62.61	0.00	62.61	95.15	0.00	95.15	1,000.00
5380 - Outside Maintenance Services	625.00	0.00	625.00	1,920.00	0.00	1,920.00	5,000.00
5390 - Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5300 - Maintenance Expense	3,658.55	6,028.04	-2,369.49	7,236.12	9,047.06	-1,810.94	84,500.00
5400 - Amenities							
5410 - Pool / Sauna / Tennis / Equip	260.80	1,814.18	-1,553.38	271.18	2,114.85	-1,843.67	15,000.00
5415 - Front Desk Credit	3,333.37	3,333.33	0.04	6,666.74	6,666.70	0.04	40,000.00
5430 - Firewood	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
Total 5400 - Amenities	3,594.17	5,147.51	-1,553.34	6,937.92	8,781.55	-1,843.63	56,800.00
5500 - Fire and Protection							
5510 - Superior Alarm Annual	0.00	0.00	0.00	0.00	0.00	0.00	5,100.00
5520 - Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	2,040.00
5530 - Smoke Detectors / Extinguisher	0.00	0.00	0.00	115.00	0.00	115.00	500.00
5535 - Extinguisher Inspection	0.00	116.67	-116.67	0.00	233.30	-233.30	1,400.00
5540 - Sprinkler System	0.00	179.49	-179.49	0.00	239.90	-239.90	2,000.00
5545 - Annual Sprinkler Inspection	0.00	200.00	-200.00	0.00	400.00	-400.00	2,400.00
Total 5500 - Fire and Protection	0.00	496.16	-496.16	115.00	873.20	-758.20	13,440.00
5600 - Utilities							
5610 - Electricity	2,747.35	4,507.62	-1,760.27	5,559.81	8,530.06	-2,970.25	76,000.00
5620 - Gas Expense	2,427.54	602.41	1,825.13	3,493.95	1,792.36	1,701.59	24,000.00
5630 - Water & Sewer	9,400.00	6,980.43	2,419.57	18,755.27	14,921.45	3,833.82	99,000.00
5640 - Trash Removal	1,565.66	1,766.80	-200.94	2,774.35	2,657.54	116.81	15,800.00
5650 - Cable TV Expense	6,487.32	6,769.48	-282.16	12,589.12	13,538.96	-949.84	73,600.00
5660 - Telephone Expense	189.64	203.59	-13.95	342.67	408.02	-65.35	3,500.00
Total 5600 - Utilities	22,817.51	20,830.13	1,987.38	43,515.17	41,848.39	1,666.78	293,700.00
5700 - Transportation							
5710 - Bus Gas / Repair / Maintenance	985.00	0.00	985.00	1,148.71	304.72	843.99	18,000.00
5720 - Bus License & Fees	0.00	857.62	-857.62	0.00	857.62	-857.62	1,000.00
5730 - Bus Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5740 - Bus Insurance	845.33	600.77	244.56	1,690.66	1,201.54	489.12	7,770.00
5750 - Track My Shuttle	0.00	0.00	0.00	120.00	0.00	120.00	0.00
Total 5700 - Transportation	1,830.33	1,458.39	371.94	2,959.37	2,363.86	595.49	26,770.00
5800 - Manager Housing							
5820 - Manager Unit Condo Fees	1,072.96	920.00	152.96	4,895.92	1,840.00	3,055.92	11,040.00
5830 - Manager Unit Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5840 - Manager Unit Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Total 5800 - Manager Housing	1,072.96	920.00	152.96	4,895.92	1,840.00	3,055.92	13,540.00
5880 - OPEX Reserve	0.00	1,666.67	-1,666.67	0.00	3,333.30	-3,333.30	20,000.00
5900 - Depreciation Expense	2,638.85	2,500.00	138.85	5,277.70	5,000.00	277.70	30,000.00
Total Expense	72,930.11	77,235.30	-4,305.19	136,790.51	140,604.38	-3,813.87	1,148,392.94
Net Ordinary Income	18,711.70	14,958.36	3,753.34	46,728.72	44,878.69	1,850.03	0.00
Other Income/Expense							
Other Income							
4025 - Operating Special Assessment	0.00	0.00	0.00	250,000.00	0.00	250,000.00	0.00
Total Other Income	0.00	0.00	0.00	250,000.00	0.00	250,000.00	0.00
Net Other Income	0.00	0.00	0.00	250,000.00	0.00	250,000.00	0.00
Fund Surplus/Deficit	18,711.70	14,958.36	3,753.34	296,728.72	44,878.69	251,850.03	0.00
Beginning Fund Balance				-189,757.35			
Ending Fund Balance				106,971.37			

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

	Sep - Oct 23	Sep - Oct 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · Association Dues	167,268.98	149,882.68	17,386.30	11.6%
4300 · Interest Charges	599.22	47.00	552.22	1,174.94%
4400 · Late Charges	1,500.00	75.00	1,425.00	1,900.0%
4440 · Owner Maintenance Expense	0.00	-441.87	441.87	100.0%
4450 · Owner Maintenance	5,241.90	6,415.42	-1,173.52	-18.29%
4550-3 · Parking Fees	20.79	0.00	20.79	100.0%
4600 · Miscellaneous Income	250.00	0.01	249.99	2,499,900.0%
4610 · SRR Rent	2,500.00	2,500.00	0.00	0.0%
4635 · Services Support	6,128.34	8,551.00	-2,422.66	-28.33%
4640 · Firewood Income	10.00	0.00	10.00	100.0%
Total Income	183,519.23	167,029.24	16,489.99	9.87%
Gross Profit	183,519.23	167,029.24	16,489.99	9.87%
Expense				
5000 · Payroll				
5005 · SRCA Payroll				
Total 5000 · Payroll	44,086.24	34,771.75	9,314.49	26.79%
5100 · Administrative Expenses				
5110 · Management Fee	1,539.92	4,840.00	-3,300.08	-68.18%
5120 · Accounting Expense	3,652.50	2,765.00	887.50	32.1%
5130 · Professional Services	0.00	100.00	-100.00	-100.0%
5139 · Computer & Technology	375.00	100.00	275.00	275.0%
5140 · Legal Expense	177.50	0.00	177.50	100.0%
5150 · Office Supplies	668.05	2,437.97	-1,769.92	-72.6%
5155 · Bank Service Charges	225.16	276.00	-50.84	-18.42%
5160 · Other Administrative Expense	1,415.14	100.00	1,315.14	1,315.14%
5165 · Cleaning Supplies	797.06	1,453.87	-656.81	-45.18%
Total 5100 · Administrative Expenses	8,850.33	12,072.84	-3,222.51	-26.69%
5200 · Operating Insurance and Taxes				
5210 · Building Insurance	12,916.74	10,968.17	1,948.57	17.77%
Total 5200 · Operating Insurance and Taxes	12,916.74	10,968.17	1,948.57	17.77%
5300 · Maintenance Expense				
5315 · Landscaping & Grounds	48.20	0.00	48.20	100.0%
5325 · Garage Expense	1,301.72	0.00	1,301.72	100.0%
5330 · Carpet Cleaning	28.57	0.00	28.57	100.0%
5335 · Elevator Expense	2,349.00	970.00	1,379.00	142.17%
5340 · Lighting Expense	23.88	0.00	23.88	100.0%
5345 · Keys & Locks	155.26	264.32	-109.06	-41.26%
5360 · Exterior Building Maintenance	235.45	2,112.93	-1,877.48	-88.86%
5367 · Painting / Drywall	774.85	250.00	524.85	209.94%
5370 · Interior Repairs & Maintenance	154.04	2,926.91	-2,772.87	-94.74%
5371 · Plumbing Repairs	150.00	0.00	150.00	100.0%
5375 · Miscellaneous	95.15	0.00	95.15	100.0%
5380 · Outside Maintenance Services	1,920.00	0.00	1,920.00	100.0%
Total 5300 · Maintenance Expense	7,236.12	6,524.16	711.96	10.91%
5400 · Amenities				
5410 · Pool / Sauna / Tennis / Equip	271.18	2,964.57	-2,693.39	-90.85%
5415 · Front Desk Credit	6,666.74	4,166.66	2,500.08	60.0%
Total 5400 · Amenities	6,937.92	7,131.23	-193.31	-2.71%
5500 · Fire and Protection				
5530 · Smoke Detectors / Extinguisher	115.00	0.00	115.00	100.0%
5540 · Sprinkler System	0.00	695.00	-695.00	-100.0%
Total 5500 · Fire and Protection	115.00	695.00	-580.00	-83.45%
5600 · Utilities				
5610 · Electricity	5,559.81	7,510.65	-1,950.84	-25.97%
5620 · Gas Expense	3,493.95	3,691.02	-197.07	-5.34%
5630 · Water & Sewer	18,755.27	16,911.31	1,843.96	10.9%
5640 · Trash Removal	2,774.35	2,452.44	321.91	13.13%
5650 · Cable TV Expense	12,589.12	12,667.56	-78.44	-0.62%
5660 · Telephone Expense	342.67	523.16	-180.49	-34.5%
Total 5600 · Utilities	43,515.17	43,756.14	-240.97	-0.55%
5700 · Transportation				
5710 · Bus Gas / Repair / Maintenance	1,148.71	500.00	648.71	129.74%
5720 · Bus License & Fees	0.00	421.63	-421.63	-100.0%
5740 · Bus Insurance	1,690.66	1,152.32	538.34	46.72%
5750 · Track My Shuttle	120.00	162.34	-42.34	-26.08%
Total 5700 · Transportation	2,959.37	2,236.29	723.08	32.33%
5800 · Manager Housing				
5820 · Manager Unit Condo Fees	4,895.92	1,922.86	2,973.06	154.62%
5830 · Manager Unit Utilities	0.00	212.73	-212.73	-100.0%
Total 5800 · Manager Housing	4,895.92	2,135.59	2,760.33	129.25%
5900 · Depreciation Expense	5,277.70	5,277.70	0.00	0.0%
Total Expense	136,790.51	125,568.87	11,221.64	8.94%
	46,728.72	41,460.37	5,268.35	12.71%
Fund Surplus/Deficit				
Other Income				
4025 · Operating Special Assessment	250,000.00	0.00	250,000.00	100.0%
Total Other Income	250,000.00	0.00	250,000.00	100.0%
Fund Surplus/Deficit	250,000.00	0.00	250,000.00	100.0%
	296,728.72	41,460.37	255,268.35	615.69%

Simba Run Condominium Association
Capital Fund Statement
September through October 2023

	<u>Sep - Oct 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4050 · Capital Reserve Dues	27,900.78	27,900.00	0.78	100.0%
4500 · Interest Earned	0.00	0.00	0.00	0.0%
Total Income	<u>27,900.78</u>	<u>27,900.00</u>	<u>0.78</u>	<u>100.0%</u>
Gross Profit	27,900.78	27,900.00	0.78	100.0%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	3,098.32	0.00	3,098.32	100.0%
6020 · Garage & Associated	0.00	0.00	0.00	0.0%
6030 · Exterior & Associated				
6035 · Roof remodel	51,012.52	0.00	51,012.52	100.0%
6030 · Exterior & Associated - Other	0.00	0.00	0.00	0.0%
Total 6030 · Exterior & Associated	<u>51,012.52</u>	<u>0.00</u>	<u>51,012.52</u>	<u>100.0%</u>
6040 · Interior & Associated				
6045 · Plumbing remodel	0.00	0.00	0.00	0.0%
6040 · Interior & Associated - Other	0.00	0.00	0.00	0.0%
Total 6040 · Interior & Associated	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</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>54,110.84</u>	<u>0.00</u>	<u>54,110.84</u>	<u>100.0%</u>
Total Expense	<u>54,110.84</u>	<u>0.00</u>	<u>54,110.84</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-26,210.06</u>	<u>27,900.00</u>	<u>-54,110.06</u>	<u>-93.94%</u>
Fund Surplus/-Deficit	<u>-26,210.06</u>	<u>27,900.00</u>	<u>-54,110.06</u>	<u>-93.94%</u>
Beginning Fund Balance	359,793.18			
Ending Fund Balance	333,583.12			

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