

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

	<u>Dec 31, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1020 · Alpine Operating	105,387.76
1120 · Alpine Capital Reserve	180,959.89
1071 · Bill.com Money In Clearing	<u>16,309.66</u>
Total Checking/Savings	302,657.31
Accounts Receivable	
1200 · Accounts Receivable	<u>131,625.80</u>
Total Accounts Receivable	131,625.80
Other Current Assets	
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	27,444.11
1413 · Prepaid Insurance - WC	1,131.00
1420 · Prepaid Elevator Service	<u>1,800.00</u>
Total 1400 · Prepaid Expenses	<u>30,375.11</u>
Total Other Current Assets	<u>32,575.11</u>
Total Current Assets	466,858.22
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	-130,207.50
1592 · Accum Depr - Buses	-83,129.06
1593 · Accum Depr - Furn & Equip	-413,493.54
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-629,183.00</u>
Total Fixed Assets	<u>71,438.55</u>
<b>TOTAL ASSETS</b>	<u><b>538,296.77</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>17,852.11</u>
Total Accounts Payable	17,852.11
Credit Cards	
1085 · Bill Spend & Expense	<u>389.26</u>
Total Credit Cards	389.26
Other Current Liabilities	
2100 · Accrued Payroll & Bonuses	1,666.52
2200 · Payable to SRR	-2,559.77
2450 · Accrued Expenses	5,030.11
2460 · Parking Liability	<u>2,400.00</u>
Total Other Current Liabilities	<u>6,536.86</u>
Total Current Liabilities	<u>24,778.23</u>
Total Liabilities	24,778.23
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	78,444.41
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>357,053.07</u>
Total 3300 · Capital Reserve	<u>357,053.07</u>
Total Equity	<u>513,518.54</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>538,296.77</b></u>

Simba Run Condominium Association  
 Operating Fund Statement  
 December 2023

	Dec 23	Budget	\$ Over Budget	Sep - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 - Association Dues	83,633.62	83,638.33	-4.71	334,536.06	334,553.36	-17.30	1,003,660.00
4300 - Interest Charges	219.70	250.00	-30.30	1,011.09	1,000.00	11.09	3,000.00
4400 - Late Charges	450.00	0.00	450.00	2,550.00	0.00	2,550.00	0.00
4440 - Owner Maintenance Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4450 - Owner Maintenance	6,658.74	2,500.00	4,158.74	11,260.64	10,000.00	1,260.64	30,000.00
4550-3 - Parking Fees	0.00	0.00	0.00	20.79	0.00	20.79	0.00
4600 - Miscellaneous Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
4610 - SRR Rent	1,250.00	1,250.00	0.00	5,000.00	5,000.00	0.00	15,000.00
4635 - Services Support	8,559.60	10,064.34	-1,504.74	18,129.42	24,582.55	-6,453.13	95,732.94
4640 - Firewood Income	260.00	191.23	68.77	270.00	191.23	78.77	1,000.00
<b>Total Income</b>	<b>101,031.66</b>	<b>97,893.90</b>	<b>3,137.76</b>	<b>373,028.00</b>	<b>375,327.14</b>	<b>-2,299.14</b>	<b>1,148,392.94</b>
<b>Gross Profit</b>	<b>101,031.66</b>	<b>97,893.90</b>	<b>3,137.76</b>	<b>373,028.00</b>	<b>375,327.14</b>	<b>-2,299.14</b>	<b>1,148,392.94</b>
<b>Expense</b>							
<b>5000 - Payroll</b>							
Total 5000 - Payroll	56,021.51	54,917.57	1,103.94	126,613.95	128,143.91	-1,529.96	472,352.94
<b>5100 - Administrative Expenses</b>							
5110 - Management Fee	1,154.94	0.00	1,154.94	3,464.82	0.00	3,464.82	0.00
5120 - Accounting Expense	1,576.25	1,550.00	26.25	7,055.00	6,200.00	855.00	18,600.00
5130 - Professional Services	0.00	0.00	0.00	0.00	99.73	-99.73	8,125.00
5139 - Computer & Technology	207.93	1,589.02	-1,381.09	1,112.67	1,904.86	-792.19	2,500.00
5140 - Legal Expense	33.50	666.67	-633.17	6,734.50	2,666.68	4,067.82	8,000.00
5150 - Office Supplies	330.70	196.28	134.42	1,443.03	2,999.39	-1,556.36	6,000.00
5155 - Bank Service Charges	141.00	134.20	6.80	493.00	536.79	-43.79	1,950.00
5160 - Other Administrative Expense	83.27	1,985.61	-1,902.34	1,694.37	2,103.09	-408.72	6,000.00
5165 - Cleaning Supplies	435.49	396.79	38.70	1,401.86	1,584.26	-182.40	5,500.00
5170 - Recruiting	0.00	0.00	0.00	604.85	0.00	604.85	2,500.00
<b>Total 5100 - Administrative Expenses</b>	<b>3,963.08</b>	<b>6,518.57</b>	<b>-2,555.49</b>	<b>24,004.10</b>	<b>18,094.80</b>	<b>5,909.30</b>	<b>59,175.00</b>
<b>5200 - Operating Insurance and Taxes</b>							
5210 - Building Insurance	6,458.37	6,458.33	0.04	25,833.48	25,833.32	0.16	77,500.00
5220 - Personal Property Tax	0.00	615.00	-615.00	0.00	615.00	-615.00	615.00
<b>Total 5200 - Operating Insurance and Taxes</b>	<b>6,458.37</b>	<b>7,073.33</b>	<b>-614.96</b>	<b>25,833.48</b>	<b>26,448.32</b>	<b>-614.84</b>	<b>78,115.00</b>
<b>5300 - Maintenance Expense</b>							
5315 - Landscaping & Grounds	357.66	0.00	357.66	518.52	506.45	12.07	9,000.00
5320 - Snow Removal	1,400.00	1,185.70	214.30	2,800.00	2,555.90	244.10	15,000.00
5325 - Garage Expense	0.00	1,258.70	-1,258.70	1,301.72	1,846.24	-544.52	3,000.00
5330 - Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
5335 - Elevator Expense	1,485.00	1,000.00	485.00	4,734.00	4,000.00	734.00	12,000.00
5340 - Lighting Expense	0.00	0.00	0.00	23.88	0.00	23.88	1,000.00
5345 - Keys & Locks	0.00	0.00	0.00	310.52	355.80	-45.28	2,000.00
5360 - Exterior Building Maintenance	270.00	0.00	270.00	1,621.04	4,636.25	-3,015.21	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	0.00	0.00	774.85	262.26	512.59	2,500.00
5370 - Interior Repairs & Maintenance	722.80	457.55	265.25	5,090.99	3,559.94	1,531.05	10,000.00
5371 - Plumbing Repairs	0.00	0.00	0.00	150.00	0.00	150.00	5,000.00
5375 - Miscellaneous	730.01	0.00	730.01	762.55	0.00	762.55	1,000.00
5380 - Outside Maintenance Services	5,833.00	78.59	5,754.41	8,678.00	78.59	8,599.41	5,000.00
5390 - Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 5300 - Maintenance Expense</b>	<b>10,798.47</b>	<b>3,980.54</b>	<b>6,817.93</b>	<b>26,766.07</b>	<b>17,801.43</b>	<b>8,964.64</b>	<b>84,500.00</b>
<b>5400 - Amenities</b>							
5410 - Pool / Sauna / Tennis / Equip	4,565.72	1,038.58	3,527.14	9,452.84	8,072.90	1,379.94	15,000.00
5415 - Front Desk Credit	3,333.37	3,333.33	0.04	13,333.48	13,333.36	0.12	40,000.00
5430 - Firewood	0.00	0.00	0.00	550.00	1,800.00	-1,250.00	1,800.00
<b>Total 5400 - Amenities</b>	<b>7,899.09</b>	<b>4,371.91</b>	<b>3,527.18</b>	<b>23,336.32</b>	<b>23,206.26</b>	<b>130.06</b>	<b>56,800.00</b>
<b>5500 - Fire and Protection</b>							
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	466.64	-466.64	1,400.00
5540 - Sprinkler System	0.00	136.08	-136.08	0.00	406.36	-406.36	2,000.00
5545 - Annual Sprinkler Inspection	0.00	200.00	-200.00	0.00	800.00	-800.00	2,400.00
<b>Total 5500 - Fire and Protection</b>	<b>0.00</b>	<b>452.75</b>	<b>-452.75</b>	<b>115.00</b>	<b>1,673.00</b>	<b>-1,558.00</b>	<b>13,440.00</b>
<b>5600 - Utilities</b>							
5610 - Electricity	3,972.49	8,175.33	-4,202.84	17,146.36	25,056.22	-7,909.86	78,000.00
5620 - Gas Expense	3,364.83	2,747.23	617.60	9,036.73	5,820.16	3,216.57	24,000.00
5630 - Water & Sewer	10,523.54	8,393.86	2,129.68	38,407.75	30,654.90	7,752.85	99,000.00
5640 - Trash Removal	2,047.31	988.20	1,059.11	6,913.61	4,566.33	2,347.28	15,600.00
5650 - Cable TV Expense	6,294.56	5,858.43	436.13	24,985.48	26,166.87	-1,181.39	73,600.00
5660 - Telephone Expense	255.18	223.81	31.37	907.57	834.92	72.65	3,500.00
<b>Total 5600 - Utilities</b>	<b>26,457.91</b>	<b>26,386.86</b>	<b>71.05</b>	<b>97,397.50</b>	<b>93,099.40</b>	<b>4,298.10</b>	<b>293,700.00</b>
<b>5700 - Transportation</b>							
5710 - Bus Gas / Repair / Maintenance	1,066.92	1,153.29	-86.37	6,644.25	1,458.01	5,186.24	18,000.00
5720 - Bus License & Fees	0.00	0.00	0.00	70.00	857.62	-787.62	1,000.00
5730 - Bus Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5740 - Bus Insurance	843.34	1,762.34	-919.00	3,379.33	3,564.66	-185.33	7,770.00
5750 - Track My Shuttle	209.00	0.00	209.00	569.00	0.00	569.00	0.00
<b>Total 5700 - Transportation</b>	<b>2,119.26</b>	<b>2,915.63</b>	<b>-796.37</b>	<b>10,662.58</b>	<b>5,880.29</b>	<b>4,782.29</b>	<b>26,770.00</b>
<b>5800 - Manager Housing</b>							
5820 - Manager Unit Condo Fees	1,072.96	920.00	152.96	7,041.84	3,680.00	3,361.84	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	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00
<b>Total 5800 - Manager Housing</b>	<b>3,572.96</b>	<b>3,420.00</b>	<b>152.96</b>	<b>9,541.84</b>	<b>6,180.00</b>	<b>3,361.84</b>	<b>13,540.00</b>
5880 - OPEX Reserve	0.00	1,666.67	-1,666.67	0.00	6,666.64	-6,666.64	20,000.00
5900 - Depreciation Expense	2,638.85	2,500.00	138.85	10,555.40	10,000.00	555.40	30,000.00
<b>Total Expense</b>	<b>119,929.50</b>	<b>114,203.83</b>	<b>5,725.67</b>	<b>354,826.24</b>	<b>337,194.05</b>	<b>17,632.19</b>	<b>1,148,392.94</b>
<b>Net Ordinary Income</b>	<b>-18,897.84</b>	<b>-16,309.93</b>	<b>-2,587.91</b>	<b>18,201.76</b>	<b>38,133.09</b>	<b>-19,931.33</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
4025 - Operating Special Assessment	0.00	0.00	0.00	250,000.00	0.00	250,000.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>0.00</b>
<b>Fund Surplus/-Deficit</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>0.00</b>
<b>Fund Surplus/-Deficit</b>	<b>-18,897.84</b>	<b>-16,309.93</b>	<b>-2,587.91</b>	<b>268,201.76</b>	<b>38,133.09</b>	<b>230,068.67</b>	<b>0.00</b>
<b>Beginning Fund Balance</b>				<b>-189,757.35</b>			
<b>Ending Fund Balance</b>				<b>78,444.41</b>			

Simba Run Condominium Association  
 Capital Fund Statement  
 September through December 2023

	Sep - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4050 · Capital Reserve Dues	55,801.56	55,800.00	1.56	100.0%
4500 · Interest Earned	0.00	0.00	0.00	0.0%
Total Income	<u>55,801.56</u>	<u>55,800.00</u>	<u>1.56</u>	<u>100.0%</u>
Gross Profit	55,801.56	55,800.00	1.56	100.0%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	6,275.94	0.00	6,275.94	100.0%
6020 · Garage & Associated	0.00	0.00	0.00	0.0%
6030 · Exterior & Associated				
6035 · Roof remodel	50,654.86	0.00	50,654.86	100.0%
6030 · Exterior & Associated - Other	0.00	0.00	0.00	0.0%
Total 6030 · Exterior & Associated	<u>50,654.86</u>	<u>0.00</u>	<u>50,654.86</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	-3,593.00	0.00	-3,593.00	100.0%
Total 6050 · Mechanical & Associated	<u>-3,593.00</u>	<u>0.00</u>	<u>-3,593.00</u>	<u>100.0%</u>
6060 · Miscellaneous	5,203.87	0.00	5,203.87	100.0%
Total 6000 · Capital Reserve Expense	<u>58,541.67</u>	<u>0.00</u>	<u>58,541.67</u>	<u>100.0%</u>
Total Expense	<u>58,541.67</u>	<u>0.00</u>	<u>58,541.67</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-2,740.11</u>	<u>55,800.00</u>	<u>-58,540.11</u>	<u>-4.91%</u>
Fund Surplus/-Deficit	<u>-2,740.11</u>	<u>55,800.00</u>	<u>-58,540.11</u>	<u>-4.91%</u>
Beginning Fund Balance	359,793.18			
Ending Fund Balance	357,053.07			

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