

Simba Run Condominium Association
 Balance Sheet
 As of January 31, 2024

	<u>Jan 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1020 · Alpine Operating	137,803.67
1120 · Alpine Capital Reserve	205,959.89
1071 · Bill.com Money In Clearing	<u>8,697.15</u>
Total Checking/Savings	352,460.71
Accounts Receivable	
1200 · Accounts Receivable	<u>83,930.69</u>
Total Accounts Receivable	83,930.69
Other Current Assets	
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	23,594.64
1411 · Prepaid Insurance - Bus	2,561.58
1413 · Prepaid Insurance - WC	1,697.00
1420 · Prepaid Elevator Service	<u>900.00</u>
Total 1400 · Prepaid Expenses	<u>28,753.22</u>
Total Other Current Assets	<u>30,953.22</u>
Total Current Assets	467,344.62
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	-131,017.50
1592 · Accum Depr - Buses	-84,512.07
1593 · Accum Depr - Furn & Equip	-414,302.11
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-632,184.58</u>
Total Fixed Assets	<u>68,436.97</u>
TOTAL ASSETS	<u>535,781.59</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>32,255.25</u>
Total Accounts Payable	32,255.25
Credit Cards	
1085 · Bill Spend & Expense	<u>24.66</u>
Total Credit Cards	24.66
Other Current Liabilities	
2100 · Accrued Payroll & Bonuses	2,083.15
2200 · Payable to SRR	-4,864.77
2450 · Accrued Expenses	5,120.72
2460 · Parking Liability	<u>4,495.00</u>
Total Other Current Liabilities	<u>6,834.10</u>
Total Current Liabilities	<u>39,114.01</u>
Total Liabilities	39,114.01
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	73,073.46
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>345,573.06</u>
Total Equity	<u>496,667.58</u>
TOTAL LIABILITIES & EQUITY	<u>535,781.59</u>

Simba Run Condominium Association
 Capital Fund Statement
 September 2023 through January 2024

	<u>Sep '23 - Jan 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4050 · Capital Reserve Dues	69,751.95	69,750.00	1.95	100.0%
4500 · Interest Earned	0.00	0.00	0.00	0.0%
Total Income	<u>69,751.95</u>	<u>69,750.00</u>	<u>1.95</u>	<u>100.0%</u>
Gross Profit	69,751.95	69,750.00	1.95	100.0%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	16,332.66	0.00	16,332.66	100.0%
6020 · Garage & Associated	0.00	0.00	0.00	0.0%
6030 · Exterior & Associated				
6035 · Roof remodel	63,946.86	0.00	63,946.86	100.0%
6030 · Exterior & Associated - Other	0.00	0.00	0.00	0.0%
Total 6030 · Exterior & Associated	<u>63,946.86</u>	<u>0.00</u>	<u>63,946.86</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	-1,126.32	0.00	-1,126.32	100.0%
Total 6050 · Mechanical & Associated	<u>-1,126.32</u>	<u>0.00</u>	<u>-1,126.32</u>	<u>100.0%</u>
6060 · Miscellaneous	4,818.87	0.00	4,818.87	100.0%
Total 6000 · Capital Reserve Expense	<u>83,972.07</u>	<u>0.00</u>	<u>83,972.07</u>	<u>100.0%</u>
Total Expense	<u>83,972.07</u>	<u>0.00</u>	<u>83,972.07</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-14,220.12</u>	<u>69,750.00</u>	<u>-83,970.12</u>	<u>-20.39%</u>
Fund Surplus/-Deficit	<u>-14,220.12</u>	<u>69,750.00</u>	<u>-83,970.12</u>	<u>-20.39%</u>
Beginning Fund Balance	359,793.18			
Ending Fund Balance	345,573.06			

* 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 2023 through January 2024

	Sep '23 - Jan 24	Sep '22 - Jan 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 - Association Dues	418,169.52	374,706.70	43,462.82	11.6%
4300 - Interest Charges	1,325.33	893.56	431.77	48.32%
4400 - Late Charges	3,425.00	625.00	2,800.00	448.0%
4440 - Owner Maintenance Expense	48.00	-1,359.02	1,407.02	103.53%
4450 - Owner Maintenance	14,115.05	13,265.12	849.93	6.41%
4550-3 - Parking Fees	20.79	0.00	20.79	100.0%
4600 - Miscellaneous Income	250.00	200.01	49.99	24.99%
4610 - SRR Rent	6,250.00	6,250.00	0.00	0.0%
4635 - Services Support	32,213.34	32,648.50	-435.16	-1.33%
4640 - Firewood Income	480.00	541.00	-61.00	-11.28%
Total Income	<u>476,297.03</u>	<u>427,770.87</u>	<u>48,526.16</u>	<u>11.34%</u>
Gross Profit	476,297.03	427,770.87	48,526.16	11.34%
Expense				
5000 - Payroll				
Total 5000 - Payroll	174,805.92	139,016.39	35,789.53	25.75%
5100 - Administrative Expenses				
5110 - Management Fee	4,234.78	12,100.00	-7,865.22	-65.0%
5120 - Accounting Expense	8,730.44	6,981.63	1,748.81	25.05%
5130 - Professional Services	0.00	8,125.00	-8,125.00	-100.0%
5139 - Computer & Technology	1,112.67	3,896.00	-2,783.33	-71.44%
5140 - Legal Expense	6,953.50	532.50	6,421.00	1,205.82%
5150 - Office Supplies	1,759.71	3,707.31	-1,947.60	-52.53%
5155 - Bank Service Charges	657.89	696.00	-38.11	-5.48%
5160 - Other Administrative Expense	1,791.16	4,332.61	-2,541.45	-58.66%
5165 - Cleaning Supplies	1,447.40	3,173.74	-1,726.34	-54.39%
5170 - Recruiting	604.85	0.00	604.85	100.0%
Total 5100 - Administrative Expenses	<u>27,292.40</u>	<u>43,544.79</u>	<u>-16,252.39</u>	<u>-37.32%</u>
5200 - Operating Insurance and Taxes				
5210 - Building Insurance	32,291.85	27,420.44	4,871.41	17.77%
Total 5200 - Operating Insurance and Taxes	<u>32,291.85</u>	<u>27,420.44</u>	<u>4,871.41</u>	<u>17.77%</u>
5300 - Maintenance Expense				
5315 - Landscaping & Grounds	548.63	244.04	304.59	124.81%
5320 - Snow Removal	2,800.00	9,954.25	-7,154.25	-71.87%
5325 - Garage Expense	1,301.72	1,451.95	-150.23	-10.35%
5330 - Carpet Cleaning	0.00	0.00	0.00	0.0%
5335 - Elevator Expense	5,634.00	1,940.00	3,694.00	190.41%
5340 - Lighting Expense	239.04	0.00	239.04	100.0%
5345 - Keys & Locks	523.24	1,209.06	-685.82	-56.72%
5360 - Exterior Building Maintenance	1,621.04	2,737.93	-1,116.89	-40.79%
5367 - Painting / Drywall	774.85	500.00	274.85	54.97%
5370 - Interior Repairs & Maintenance	5,336.90	7,422.44	-2,085.54	-28.1%
5371 - Plumbing Repairs	4,528.58	0.00	4,528.58	100.0%
5375 - Miscellaneous	1,535.96	0.00	1,535.96	100.0%
5380 - Outside Maintenance Services	9,478.00	990.49	8,487.51	856.9%
Total 5300 - Maintenance Expense	<u>34,321.96</u>	<u>26,450.16</u>	<u>7,871.80</u>	<u>29.76%</u>
5400 - Amenities				
5410 - Pool / Sauna / Tennis / Equip	4,627.92	13,539.65	-8,911.73	-65.82%
5415 - Front Desk Credit	16,666.85	10,416.65	6,250.20	60.0%
5430 - Firewood	622.95	415.00	207.95	50.11%
Total 5400 - Amenities	<u>21,917.72</u>	<u>24,371.30</u>	<u>-2,453.58</u>	<u>-10.07%</u>
5500 - Fire and Protection				
5530 - Smoke Detectors / Extinguisher	115.00	0.00	115.00	100.0%
5540 - Sprinkler System	0.00	1,177.25	-1,177.25	-100.0%
Total 5500 - Fire and Protection	<u>115.00</u>	<u>1,177.25</u>	<u>-1,062.25</u>	<u>-90.23%</u>
5600 - Utilities				
5610 - Electricity	27,566.00	31,032.50	-3,466.50	-11.17%
5620 - Gas Expense	12,949.31	17,585.49	-4,636.18	-26.36%
5630 - Water & Sewer	49,108.91	44,242.90	4,866.01	11.0%
5640 - Trash Removal	7,966.26	7,923.51	42.75	0.54%
5650 - Cable TV Expense	31,476.07	30,329.18	1,146.89	3.78%
5660 - Telephone Expense	1,142.22	1,340.01	-197.79	-14.76%
Total 5600 - Utilities	<u>130,208.77</u>	<u>132,453.59</u>	<u>-2,244.82</u>	<u>-1.7%</u>
5700 - Transportation				
5710 - Bus Gas / Repair / Maintenance	13,179.16	2,952.21	10,226.95	346.42%
5720 - Bus License & Fees	70.00	491.63	-421.63	-85.76%
5740 - Bus Insurance	4,224.66	3,994.81	229.85	5.75%
5750 - Track My Shuttle	867.00	572.99	294.01	51.31%
Total 5700 - Transportation	<u>18,340.82</u>	<u>8,011.64</u>	<u>10,329.18</u>	<u>128.93%</u>
5800 - Manager Housing				
5820 - Manager Unit Condo Fees	8,114.80	4,807.15	3,307.65	68.81%
5830 - Manager Unit Utilities	0.00	1,008.22	-1,008.22	-100.0%
5840 - Manager Unit Real Estate Taxes	2,500.00	2,154.24	345.76	16.05%
Total 5800 - Manager Housing	<u>10,614.80</u>	<u>7,969.61</u>	<u>2,645.19</u>	<u>33.19%</u>
5900 - Depreciation Expense	13,194.25	13,194.25	0.00	0.0%
Total Expense	<u>463,103.49</u>	<u>423,609.42</u>	<u>39,494.07</u>	<u>9.32%</u>
Net Ordinary Income	13,193.54	4,161.45	9,032.09	217.04%
Other Income/Expense				
Other Income				
4025 - Operating Special Assessment	250,000.00	0.00	250,000.00	100.0%
Total Other Income	<u>250,000.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>100.0%</u>
Net Other Income	250,000.00	0.00	250,000.00	100.0%
Net Income	<u>263,193.54</u>	<u>4,161.45</u>	<u>259,032.09</u>	<u>6,224.56%</u>