

Simba Run Condominium Association
 Balance Sheet
 As of November 30, 2023

Nov 30, 23

ASSETS

Current Assets

Checking/Savings

1020 · Alpine Operating	283,308.56
1120 · Alpine Capital Reserve	30,959.89
1071 · Bill.com Money In Clearing	<u>19,315.83</u>

Total Checking/Savings 333,584.28

Accounts Receivable

1200 · Accounts Receivable	<u>135,114.42</u>
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Total Accounts Receivable 135,114.42

Other Current Assets

1235 · Other A/R	2,209.00
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	25,003.58
1411 · Prepaid Insurance - Bus	843.34
1413 · Prepaid Insurance - WC	<u>565.00</u>

Total 1400 · Prepaid Expenses 26,411.92

Total Other Current Assets 30,820.92

Total Current Assets 499,519.62

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	-129,397.50
1592 · Accum Depr - Buses	-81,936.91
1593 · Accum Depr - Furn & Equip	-412,856.84
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>

Total 1590 · Accumulated Depreciation -626,544.15

Total Fixed Assets 74,077.40

TOTAL ASSETS 573,597.02

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	<u>48,305.75</u>
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Total Accounts Payable 48,305.75

Credit Cards

1085 · Bill Spend & Expense	<u>107.78</u>
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Total Credit Cards 107.78

Other Current Liabilities

2100 · Accrued Payroll & Bonuses	1,249.89
2200 · Payable to SRR	-949.77
2450 · Accrued Expenses	1,721.59
2460 · Parking Liability	<u>1,050.00</u>

Total Other Current Liabilities 3,071.71

Total Current Liabilities 51,485.24

Total Liabilities 51,485.24

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	98,453.56
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>345,637.16</u>

Total 3300 · Capital Reserve 345,637.16

Total Equity 522,111.78

TOTAL LIABILITIES & EQUITY 573,597.02

Simba Run Condominium Association
 Operating Fund Statement
 November 2023

	Nov 23	Budget	\$ Over Budget	Sep - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Association Dues	83,633.46	83,638.33	-4.87	250,902.44	250,915.03	-12.59	1,003,660.00
4300 - Interest Charges	192.17	250.00	-57.83	791.39	750.00	41.39	3,000.00
4400 - Late Charges	600.00	0.00	600.00	2,100.00	0.00	2,100.00	0.00
4440 - Owner Maintenance Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4450 - Owner Maintenance	-640.00	2,500.00	-3,140.00	4,601.90	7,500.00	-2,898.10	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	3,750.00	3,750.00	0.00	15,000.00
4635 - Services Support	3,441.48	4,311.84	-870.36	9,569.82	14,518.21	-4,948.39	95,732.94
4640 - Firewood Income	0.00	0.00	0.00	10.00	0.00	10.00	1,000.00
Total Income	88,477.11	91,950.17	-3,473.06	271,996.34	277,433.24	-5,436.90	1,148,392.94
Gross Profit	88,477.11	91,950.17	-3,473.06	271,996.34	277,433.24	-5,436.90	1,148,392.94
Expense							
5000 - Payroll							
Total 5000 - Payroll	26,506.20	25,828.34	677.86	70,592.44	73,226.34	-2,633.90	472,352.94
5100 - Administrative Expenses							
5110 - Management Fee	769.96	0.00	769.96	2,309.88	0.00	2,309.88	0.00
5120 - Accounting Expense	1,826.25	1,550.00	276.25	5,478.75	4,650.00	828.75	18,600.00
5130 - Professional Services	0.00	0.00	0.00	0.00	99.73	-99.73	8,125.00
5139 - Computer & Technology	529.74	266.95	262.79	904.74	315.84	588.90	2,500.00
5140 - Legal Expense	6,523.50	0.00	6,523.50	6,701.00	0.00	6,701.00	8,000.00
5150 - Office Supplies	444.28	383.57	60.71	1,112.33	2,803.11	-1,690.78	6,000.00
5155 - Bank Service Charges	126.84	134.20	-7.36	352.00	402.59	-50.59	1,950.00
5160 - Other Administrative Expense	134.86	39.16	95.70	1,550.00	117.48	1,432.52	6,000.00
5165 - Cleaning Supplies	60.11	0.00	60.11	920.83	1,187.47	-266.64	5,500.00
5170 - Recruiting	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Total 5100 - Administrative Expenses	10,415.54	2,373.88	8,041.66	19,329.53	9,576.22	9,753.31	59,175.00
5200 - Operating Insurance and Taxes							
5210 - Building Insurance	6,458.37	6,458.33	0.04	19,375.11	19,374.99	0.12	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	19,375.11	19,374.99	0.12	78,115.00
5300 - Maintenance Expense							
5315 - Landscaping & Grounds	112.66	506.45	-393.79	160.86	506.45	-345.59	9,000.00
5320 - Snow Removal	1,400.00	1,370.20	29.80	1,400.00	1,370.20	29.80	15,000.00
5325 - Garage Expense	0.00	587.54	-587.54	1,301.72	587.54	714.18	3,000.00
5330 - Carpet Cleaning	-28.57	0.00	-28.57	0.00	0.00	0.00	1,500.00
5335 - Elevator Expense	900.00	1,000.00	-100.00	3,249.00	3,000.00	249.00	12,000.00
5340 - Lighting Expense	0.00	0.00	0.00	23.88	0.00	23.88	1,000.00
5345 - Keys & Locks	155.26	120.17	35.09	310.52	355.80	-45.28	2,000.00
5360 - Exterior Building Maintenance	1,115.59	1,058.34	57.25	1,351.04	4,636.25	-3,285.21	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	131.13	-131.13	774.85	262.26	512.59	2,500.00
5370 - Interior Repairs & Maintenance	4,214.15	0.00	4,214.15	4,368.19	3,102.39	1,265.80	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	32.54	0.00	32.54	1,000.00
5380 - Outside Maintenance Services	925.00	0.00	925.00	2,845.00	0.00	2,845.00	5,000.00
5390 - Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5300 - Maintenance Expense	8,731.48	4,773.83	3,957.65	15,967.60	13,820.89	2,146.71	84,500.00
5400 - Amenities							
5410 - Pool / Sauna / Tennis / Equip	4,255.76	4,919.47	-663.71	4,526.94	7,034.32	-2,507.38	15,000.00
5415 - Front Desk Credit	3,333.37	3,333.33	0.04	10,000.11	10,000.03	0.08	40,000.00
5430 - Firewood	550.00	1,800.00	-1,250.00	550.00	1,800.00	-1,250.00	1,800.00
Total 5400 - Amenities	8,139.13	10,052.80	-1,913.67	15,077.05	18,834.35	-3,757.30	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	349.97	-349.97	1,400.00
5540 - Sprinkler System	0.00	30.38	-30.38	0.00	270.28	-270.28	2,000.00
5545 - Annual Sprinkler Inspection	0.00	200.00	-200.00	0.00	600.00	-600.00	2,400.00
Total 5500 - Fire and Protection	0.00	347.05	-347.05	115.00	1,220.25	-1,105.25	13,440.00
5600 - Utilities							
5610 - Electricity	7,614.06	8,350.83	-736.77	13,173.87	16,880.89	-3,707.02	78,000.00
5620 - Gas Expense	2,177.95	1,280.57	897.38	5,671.90	3,072.93	2,598.97	24,000.00
5630 - Water & Sewer	9,128.94	7,339.59	1,789.35	27,884.21	22,261.04	5,623.17	99,000.00
5640 - Trash Removal	2,091.95	920.59	1,171.36	4,866.30	3,578.13	1,288.17	15,600.00
5650 - Cable TV Expense	6,101.80	6,769.48	-667.68	18,690.92	20,308.44	-1,617.52	73,600.00
5660 - Telephone Expense	270.08	203.09	66.99	612.75	611.11	1.64	3,500.00
Total 5600 - Utilities	27,384.78	24,864.15	2,520.63	70,899.95	66,712.54	4,187.41	293,700.00
5700 - Transportation							
5710 - Bus Gas / Repair / Maintenance	4,428.62	0.00	4,428.62	5,577.33	304.72	5,272.61	18,000.00
5720 - Bus License & Fees	70.00	0.00	70.00	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	845.33	600.78	244.55	2,535.99	1,802.32	733.67	7,770.00
5750 - Track My Shuttle	240.00	0.00	240.00	360.00	0.00	360.00	0.00
Total 5700 - Transportation	5,583.95	600.78	4,983.17	8,543.32	2,964.66	5,578.66	26,770.00
5800 - Manager Housing							
5820 - Manager Unit Condo Fees	1,072.96	920.00	152.96	5,968.88	2,760.00	3,208.88	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	5,968.88	2,760.00	3,208.88	13,540.00
5880 - OPEX Reserve	0.00	1,666.67	-1,666.67	0.00	4,999.97	-4,999.97	20,000.00
5900 - Depreciation Expense	2,638.85	2,500.00	138.85	7,916.55	7,500.00	416.55	30,000.00
Total Expense	96,931.26	80,385.83	16,545.43	233,785.43	220,990.21	12,795.22	1,148,392.94
Net Ordinary Income	-8,454.15	11,564.34	-20,018.49	38,210.91	56,443.03	-18,232.12	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	-8,454.15	11,564.34	-20,018.49	288,210.91	56,443.03	231,767.88	0.00
Beginning Fund Balance				-189,757.35			
Ending Fund Balance				98,453.56			

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

	Sep - Nov 23	Sep - Nov 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 - Association Dues	250,902.44	224,824.02	26,078.42	11.6%
4300 - Interest Charges	791.39	700.83	90.56	12.92%
4400 - Late Charges	2,100.00	375.00	1,725.00	460.0%
4440 - Owner Maintenance Expense	0.00	-441.87	441.87	100.0%
4450 - Owner Maintenance	4,601.90	6,415.42	-1,813.52	-28.27%
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	3,750.00	3,750.00	0.00	0.0%
4635 - Services Support	9,569.82	12,163.50	-2,593.68	-21.32%
4640 - Firewood Income	10.00	0.00	10.00	100.0%
Total Income	271,996.34	247,986.91	24,009.43	9.68%
Gross Profit	271,996.34	247,986.91	24,009.43	9.68%
Expense				
5000 - Payroll				
Total 5000 - Payroll	70,592.44	54,680.87	15,911.57	29.1%
5100 - Administrative Expenses				
5110 - Management Fee	2,309.88	7,260.00	-4,950.12	-68.18%
5120 - Accounting Expense	5,478.75	4,147.50	1,331.25	32.1%
5130 - Professional Services	0.00	100.00	-100.00	-100.0%
5139 - Computer & Technology	904.74	646.00	258.74	40.05%
5140 - Legal Expense	6,701.00	0.00	6,701.00	100.0%
5150 - Office Supplies	1,112.33	2,824.46	-1,712.13	-60.62%
5155 - Bank Service Charges	352.00	414.00	-62.00	-14.98%
5160 - Other Administrative Expense	1,550.00	150.00	1,400.00	933.33%
5165 - Cleaning Supplies	920.83	1,453.87	-533.04	-36.66%
Total 5100 - Administrative Expenses	19,329.53	16,995.83	2,333.70	13.73%
5200 - Operating Insurance and Taxes				
5210 - Building Insurance	19,375.11	16,452.26	2,922.85	17.77%
Total 5200 - Operating Insurance and Taxes	19,375.11	16,452.26	2,922.85	17.77%
5300 - Maintenance Expense				
5315 - Landscaping & Grounds	160.86	184.05	-23.19	-12.6%
5320 - Snow Removal	1,400.00	1,496.50	-96.50	-6.45%
5325 - Garage Expense	1,301.72	326.75	974.97	298.38%
5330 - Carpet Cleaning	0.00	0.00	0.00	0.0%
5335 - Elevator Expense	3,249.00	1,455.00	1,794.00	123.3%
5340 - Lighting Expense	23.88	0.00	23.88	100.0%
5345 - Keys & Locks	310.52	399.12	-88.60	-22.2%
5360 - Exterior Building Maintenance	1,351.04	2,737.93	-1,386.89	-50.66%
5367 - Painting / Drywall	774.85	500.00	274.85	54.97%
5370 - Interior Repairs & Maintenance	4,368.19	2,926.91	1,441.28	49.24%
5371 - Plumbing Repairs	150.00	0.00	150.00	100.0%
5375 - Miscellaneous	32.54	0.00	32.54	100.0%
5380 - Outside Maintenance Services	2,845.00	0.00	2,845.00	100.0%
Total 5300 - Maintenance Expense	15,967.60	10,026.26	5,941.34	59.26%
5400 - Amenities				
5410 - Pool / Sauna / Tennis / Equip	4,526.94	9,860.63	-5,333.69	-54.09%
5415 - Front Desk Credit	10,000.11	6,249.99	3,750.12	60.0%
5430 - Firewood	550.00	475.00	75.00	15.79%
Total 5400 - Amenities	15,077.05	16,585.62	-1,508.57	-9.1%
5500 - Fire and Protection				
5530 - Smoke Detectors / Extinguisher	115.00	0.00	115.00	100.0%
5540 - Sprinkler System	0.00	783.00	-783.00	-100.0%
Total 5500 - Fire and Protection	115.00	783.00	-668.00	-85.31%
5600 - Utilities				
5610 - Electricity	13,173.87	14,863.49	-1,689.62	-11.37%
5620 - Gas Expense	5,671.90	6,328.10	-656.20	-10.37%
5630 - Water & Sewer	27,884.21	25,229.67	2,654.54	10.52%
5640 - Trash Removal	4,866.30	3,301.98	1,564.32	47.38%
5650 - Cable TV Expense	18,690.92	19,001.34	-310.42	-1.63%
5660 - Telephone Expense	612.75	783.56	-170.81	-21.8%
Total 5600 - Utilities	70,899.95	69,508.14	1,391.81	2.0%
5700 - Transportation				
5710 - Bus Gas / Repair / Maintenance	5,577.33	500.00	5,077.33	1,015.47%
5720 - Bus License & Fees	70.00	421.63	-351.63	-83.4%
5740 - Bus Insurance	2,535.99	1,728.49	807.50	46.72%
5750 - Track My Shuttle	360.00	162.34	197.66	121.76%
Total 5700 - Transportation	8,543.32	2,812.46	5,730.86	203.77%
5800 - Manager Housing				
5820 - Manager Unit Condo Fees	5,968.88	2,884.29	3,084.59	106.95%
5830 - Manager Unit Utilities	0.00	484.81	-484.81	-100.0%
Total 5800 - Manager Housing	5,968.88	3,369.10	2,599.78	77.17%
5900 - Depreciation Expense	7,916.55	7,916.55	0.00	0.0%
Total Expense	233,785.43	199,130.09	34,655.34	17.4%
Net Ordinary Income	38,210.91	48,856.82	-10,645.91	-21.79%
Other Income/Expense				
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%
Net Other Income	250,000.00	0.00	250,000.00	100.0%
Fund Surplus/-Deficit	288,210.91	48,856.82	239,354.09	489.91%

Simba Run Condominium Association
 Capital Fund Statement
 September through November 2023

	<u>Sep - Nov 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4050 - Capital Reserve Dues	41,851.17	41,850.00	1.17	100.0%
4500 - Interest Earned	0.00	0.00	0.00	0.0%
Total Income	<u>41,851.17</u>	<u>41,850.00</u>	<u>1.17</u>	<u>100.0%</u>
Gross Profit	41,851.17	41,850.00	1.17	100.0%
Expense				
6000 - Capital Reserve Expense				
6010 - Pool & Associated	4,994.67	0.00	4,994.67	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>56,007.19</u>	<u>0.00</u>	<u>56,007.19</u>	<u>100.0%</u>
Total Expense	<u>56,007.19</u>	<u>0.00</u>	<u>56,007.19</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-14,156.02</u>	<u>41,850.00</u>	<u>-56,006.02</u>	<u>-33.83%</u>
Fund Surplus/-Deficit	<u>-14,156.02</u>	<u>41,850.00</u>	<u>317,943.18</u>	<u>859.72%</u>
Beginning Fund Balance	359,793.18			
Ending Fund Balance	345,637.16			

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