

Simba Run Condominium Association  
 Balance Sheet  
 As of April 30, 2024

Apr 30, 24

ASSETS

Current Assets

Checking/Savings

1020 · Alpine Operating	157,450.11
1120 · Alpine Capital Reserve	256,125.76
1071 · Bill.com Money In Clearing	22,538.96

Total Checking/Savings 436,114.83

Accounts Receivable

1200 · Accounts Receivable	47,141.10
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Total Accounts Receivable 47,141.10

Other Current Assets

1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	15,727.33
1411 · Prepaid Insurance - Bus	1,834.58
1413 · Prepaid Insurance - WC	3,395.00
1420 · Prepaid Elevator Service	-1,800.00

Total 1400 · Prepaid Expenses 19,156.91

1405 · Insurance Claim - Driveway -36,159.05

Total Other Current Assets -14,802.14

Total Current Assets 468,453.79

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	-133,447.50
1592 · Accum Depr - Buses	-88,088.52
1593 · Accum Depr - Furn & Equip	-416,212.21
1594 · Accum Depr - Communication Sys	-2,352.90

Total 1590 · Accumulated Depreciation -640,101.13

Total Fixed Assets 60,520.42

TOTAL ASSETS 528,974.21

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	38,146.46
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Total Accounts Payable 38,146.46

Other Current Liabilities

2100 · Accrued Payroll & Bonuses	3,333.04
2200 · Payable to SRR	-11,724.77
2450 · Accrued Expenses	2,150.00
2460 · Parking Liability	10,915.00

Total Other Current Liabilities 4,673.27

Total Current Liabilities 42,819.73

Total Liabilities 42,819.73

Equity

3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	54,386.64
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	353,746.78

Total 3300 · Capital Reserve 353,746.78

Total Equity 486,154.48

TOTAL LIABILITIES & EQUITY 528,974.21

Simba Run Condominium Association  
 Operating Fund Statement  
 April 2024

	Apr 24	Budget	\$ Over Budget	Sep '23 - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Association Dues	83,633.46	83,638.33	-4.87	669,069.90	669,106.68	-36.78	1,003,660.00
4300 · Interest Charges	92.60	250.00	-157.40	1,540.90	2,000.00	-459.10	3,000.00
4400 · Late Charges	425.00	0.00	425.00	4,625.00	0.00	4,625.00	0.00
4440 · Owner Maintenance Expense	0.00	0.00	0.00	48.00	0.00	48.00	0.00
4450 · Owner Maintenance	1,807.37	2,500.00	-692.63	20,874.55	20,000.00	874.55	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	550.00	0.00	550.00	0.00
4610 · SRR Rent	1,250.00	1,250.00	0.00	10,000.00	10,000.00	0.00	15,000.00
4635 · Services Support	4,741.32	6,259.77	-1,518.45	72,835.56	74,853.50	-2,017.94	95,732.94
4640 · Firewood Income	80.00	22.50	57.50	920.00	1,000.00	-80.00	1,000.00
<b>Total Income</b>	<b>92,029.75</b>	<b>93,920.60</b>	<b>-1,890.85</b>	<b>780,484.70</b>	<b>776,960.18</b>	<b>3,524.52</b>	<b>1,148,392.94</b>
<b>Gross Profit</b>							
	92,029.75	93,920.60	-1,890.85	780,484.70	776,960.18	3,524.52	1,148,392.94
<b>Expense</b>							
<b>5000 · Payroll</b>							
5005 · SRCA Payroll							
<b>Total 5000 · Payroll</b>	<b>43,243.83</b>	<b>45,188.23</b>	<b>-1,944.40</b>	<b>315,683.61</b>	<b>324,227.48</b>	<b>-8,543.87</b>	<b>472,352.94</b>
<b>5100 · Administrative Expenses</b>							
5110 · Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5120 · Accounting Expense	1,577.56	1,550.00	27.56	14,014.37	12,400.00	1,614.37	18,600.00
5130 · Professional Services	8,675.00	0.00	8,675.00	8,675.00	8,102.67	572.33	8,125.00
5139 · Computer & Technology	0.00	106.95	-106.95	1,175.17	2,097.37	-922.20	2,500.00
5140 · Legal Expense	-854.00	666.67	-1,520.67	11,000.50	5,333.36	5,667.14	8,000.00
5150 · Office Supplies	225.15	291.16	-66.01	2,609.42	4,620.99	-2,011.57	6,000.00
5155 · Bank Service Charges	171.00	186.59	-15.59	1,245.89	1,271.82	-25.93	1,950.00
5160 · Other Administrative Expense	51.91	0.00	51.91	2,681.60	4,265.23	-1,583.63	6,000.00
5165 · Cleaning Supplies	204.16	406.20	-202.04	2,338.51	4,288.99	-1,950.48	5,500.00
5170 · Recruiting	0.00	0.00	0.00	825.58	1,893.25	-1,067.67	2,500.00
<b>Total 5100 · Administrative Expenses</b>	<b>10,050.78</b>	<b>3,207.57</b>	<b>6,843.21</b>	<b>44,566.04</b>	<b>44,273.68</b>	<b>292.36</b>	<b>59,175.00</b>
<b>5200 · Operating Insurance and Taxes</b>							
5210 · Building Insurance	6,458.37	6,458.33	0.04	51,666.96	51,666.64	0.32	77,500.00
5220 · Personal Property Tax	0.00	0.00	0.00	0.00	615.00	-615.00	615.00
<b>Total 5200 · Operating Insurance and Taxes</b>	<b>6,458.37</b>	<b>6,458.33</b>	<b>0.04</b>	<b>51,666.96</b>	<b>52,281.64</b>	<b>-614.68</b>	<b>78,115.00</b>
<b>5300 · Maintenance Expense</b>							
5315 · Landscaping & Grounds	0.00	19.98	-19.98	1,365.10	691.51	673.59	9,000.00
5320 · Snow Removal	0.00	1,174.60	-1,174.60	6,432.00	14,979.40	-8,547.40	15,000.00
5325 · Garage Expense	933.27	0.00	933.27	2,234.99	2,610.81	-375.82	3,000.00
5330 · Carpet Cleaning	0.00	1,466.90	-1,466.90	0.00	1,466.90	-1,466.90	1,500.00
5335 · Elevator Expense	900.00	1,000.00	-100.00	8,334.00	8,000.00	334.00	12,000.00
5340 · Lighting Expense	187.37	0.00	187.37	457.31	0.00	457.31	1,000.00
5345 · Keys & Locks	0.00	212.64	-212.64	687.21	1,832.67	-1,145.46	2,000.00
5360 · Exterior Building Maintenance	1,370.00	2,558.64	-1,188.64	2,991.04	13,678.70	-10,687.66	14,000.00
5366 · Roof Repairs	0.00	2,468.35	-2,468.35	746.65	2,788.18	-2,041.53	3,500.00
5367 · Painting / Drywall	346.27	26.15	320.12	1,205.02	945.29	259.73	2,500.00
5370 · Interior Repairs & Maintenance	351.09	78.73	272.36	5,858.23	8,495.11	-2,636.88	10,000.00
5371 · Plumbing Repairs	845.00	0.00	845.00	5,373.58	0.00	5,373.58	5,000.00
5375 · Miscellaneous	92.28	652.74	-560.46	1,764.77	832.19	932.58	1,000.00
5380 · Outside Maintenance Services	625.00	21.24	603.76	11,578.00	365.92	11,212.08	5,000.00
5390 · Laundry	552.72	0.00	552.72	1,909.07	0.00	1,909.07	0.00
<b>Total 5300 · Maintenance Expense</b>	<b>6,203.00</b>	<b>9,679.97</b>	<b>-3,476.97</b>	<b>50,936.97</b>	<b>56,686.68</b>	<b>-5,749.71</b>	<b>84,500.00</b>
<b>5400 · Amenities</b>							
5410 · Pool / Sauna / Tennis / Equip	838.40	0.00	838.40	8,733.42	13,056.19	-4,322.77	15,000.00
5415 · Front Desk Credit	3,333.37	3,333.33	0.04	26,666.96	26,666.68	0.28	40,000.00
5430 · Firewood	-40.00	0.00	-40.00	572.95	1,800.00	-1,227.05	1,800.00
<b>Total 5400 · Amenities</b>	<b>4,131.77</b>	<b>3,333.33</b>	<b>798.44</b>	<b>35,973.33</b>	<b>41,522.87</b>	<b>-5,549.54</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	720.00	587.80	132.20	2,040.00
5530 · Smoke Detectors / Extinguisher	0.00	0.86	-0.86	115.00	0.86	114.14	500.00
5535 · Extinguisher Inspection	0.00	116.67	-116.67	0.00	933.32	-933.32	1,400.00
5540 · Sprinkler System	0.00	0.00	0.00	0.00	1,115.03	-1,115.03	2,000.00
5545 · Annual Sprinkler Inspection	0.00	200.00	-200.00	0.00	1,600.00	-1,600.00	2,400.00
<b>Total 5500 · Fire and Protection</b>	<b>0.00</b>	<b>317.53</b>	<b>-317.53</b>	<b>835.00</b>	<b>4,237.01</b>	<b>-3,402.01</b>	<b>13,440.00</b>
<b>5600 · Utilities</b>							
5610 · Electricity	6,855.52	8,699.45	-1,843.93	49,093.98	63,377.95	-14,283.97	78,000.00
5620 · Gas Expense	2,150.00	303.19	1,846.81	24,792.99	22,510.42	2,282.57	24,000.00

Simba Run Condominium Association  
 Operating Fund Statement  
 April 2024

	Apr 24	Budget	\$ Over Budget	Sep '23 - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
5630 · Water & Sewer	10,216.44	8,137.29	2,079.15	81,293.73	65,003.25	16,290.48	99,000.00
5640 · Trash Removal	1,304.18	1,595.33	-291.15	11,782.89	11,816.50	-33.61	15,600.00
5650 · Cable TV Expense	6,624.20	13,179.64	-6,555.44	51,152.64	52,954.75	-1,802.11	73,600.00
5660 · Telephone Expense	826.65	272.28	554.37	2,443.52	1,617.81	825.71	3,500.00
Total 5600 · Utilities	27,976.99	32,187.18	-4,210.19	220,559.75	217,280.68	3,279.07	293,700.00
5700 · Transportation							
5710 · Bus Gas / Repair / Maintenance	4,363.24	0.00	4,363.24	22,627.53	13,887.32	8,740.21	18,000.00
5720 · Bus License & Fees	130.80	0.00	130.80	200.80	1,000.00	-799.20	1,000.00
5730 · Bus Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5740 · Bus Insurance	-1,225.57	600.77	-1,826.34	4,689.75	5,967.74	-1,277.99	7,770.00
5750 · Track My Shuttle	298.00	0.00	298.00	1,761.00	0.00	1,761.00	0.00
Total 5700 · Transportation	3,566.47	600.77	2,965.70	29,279.08	20,855.06	8,424.02	26,770.00
5800 · Manager Housing							
5820 · Manager Unit Condo Fees	2,145.92	920.00	1,225.92	12,406.64	7,360.00	5,046.64	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	2,959.80	2,500.00	459.80	2,500.00
Total 5800 · Manager Housing	2,145.92	920.00	1,225.92	15,366.44	9,860.00	5,506.44	13,540.00
5880 · OPEX Reserve	0.00	1,666.67	-1,666.67	0.00	13,333.32	-13,333.32	20,000.00
5900 · Depreciation Expense	2,638.85	2,500.00	138.85	21,110.80	20,000.00	1,110.80	30,000.00
Total Expense	106,415.98	106,059.58	356.40	785,977.98	804,558.42	-18,580.44	1,148,392.94
Net Ordinary Income	-14,386.23	-12,138.98	-2,247.25	-5,493.28	-27,598.24	22,104.96	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	-14,386.23	-12,138.98	-2,247.25	244,506.72	-27,598.24	272,104.96	0.00
Beginning Fund Balance				-190,120.08			
Ending Fund Balance				54,386.64			

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

	<u>Sep '23 - Apr 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4050 · Capital Reserve Dues	111,603.12	111,600.00	3.12	100.0%
4500 · Interest Earned	165.87	0.00	165.87	100.0%
Total Income	<u>111,768.99</u>	<u>111,600.00</u>	<u>168.99</u>	<u>100.15%</u>
Gross Profit	<u>111,768.99</u>	<u>111,600.00</u>	<u>168.99</u>	<u>100.15%</u>
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	41,332.66	0.00	41,332.66	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	4,186.97	0.00	4,186.97	100.0%
Total 6040 · Interior & Associated	<u>4,186.97</u>	<u>0.00</u>	<u>4,186.97</u>	<u>100.0%</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	9,475.22	0.00	9,475.22	100.0%
Total 6000 · Capital Reserve Expense	<u>117,815.39</u>	<u>0.00</u>	<u>117,815.39</u>	<u>100.0%</u>
Total Expense	<u>117,815.39</u>	<u>0.00</u>	<u>117,815.39</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>-6,046.40</u>	<u>111,600.00</u>	<u>-117,646.40</u>	<u>-5.42%</u>
Fund Surplus/-Deficit	<u>-6,046.40</u>	<u>111,600.00</u>	<u>-117,646.40</u>	<u>-5.42%</u>
Beginning Fund Balance	359,793.18			
Ending Fund Balance	353,746.78			

\* 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 April 2024

	Sep '23 - Apr 24	Sep '22 - Apr 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · Association Dues	669,069.90	599,530.72	69,539.18	11.6%
4300 · Interest Charges	1,540.90	2,923.41	-1,382.51	-47.29%
4400 · Late Charges	4,625.00	1,750.00	2,875.00	164.29%
4440 · Owner Maintenance Expense	48.00	-1,484.02	1,532.02	103.23%
4450 · Owner Maintenance	20,874.55	19,521.23	1,353.32	6.93%
4550-3 · Parking Fees	20.79	0.00	20.79	100.0%
4600 · Miscellaneous Income	550.00	200.01	349.99	174.99%
4610 · SRR Rent	10,000.00	10,000.00	0.00	0.0%
4635 · Services Support	72,835.56	62,713.00	10,122.56	16.14%
4640 · Firewood Income	920.00	889.00	31.00	3.49%
Total Income	<u>780,484.70</u>	<u>696,043.35</u>	<u>84,441.35</u>	<u>12.13%</u>
Gross Profit	780,484.70	696,043.35	84,441.35	12.13%
Expense				
5000 · Payroll				
Total 5000 · Payroll	315,683.61	256,685.61	58,998.00	22.99%
5100 · Administrative Expenses				
5110 · Management Fee	0.00	19,360.00	-19,360.00	-100.0%
5120 · Accounting Expense	14,014.37	11,336.52	2,677.85	23.62%
5130 · Professional Services	8,675.00	8,125.00	550.00	6.77%
5139 · Computer & Technology	1,175.17	4,289.75	-3,114.58	-72.61%
5140 · Legal Expense	11,000.50	648.00	10,352.50	1,597.61%
5150 · Office Supplies	2,609.42	4,656.18	-2,046.76	-43.96%
5155 · Bank Service Charges	1,245.89	1,307.87	-61.98	-4.74%
5160 · Other Administrative Expense	2,681.60	5,445.25	-2,763.65	-50.75%
5165 · Cleaning Supplies	2,338.51	5,251.22	-2,912.71	-55.47%
5170 · Recruiting	825.58	2,251.88	-1,426.30	-63.34%
Total 5100 · Administrative Expenses	<u>44,566.04</u>	<u>62,671.67</u>	<u>-18,105.63</u>	<u>-28.89%</u>
5200 · Operating Insurance and Taxes				
5210 · Building Insurance	51,666.96	43,872.71	7,794.25	17.77%
Total 5200 · Operating Insurance and Taxes	51,666.96	43,872.71	7,794.25	17.77%
5300 · Maintenance Expense				
5315 · Landscaping & Grounds	1,365.10	251.30	1,113.80	443.22%
5320 · Snow Removal	6,432.00	16,360.17	-9,928.17	-60.69%
5325 · Garage Expense	2,234.99	1,451.95	783.04	53.93%
5330 · Carpet Cleaning	0.00	1,772.32	-1,772.32	-100.0%
5335 · Elevator Expense	8,334.00	16,642.00	-8,308.00	-49.92%
5340 · Lighting Expense	457.31	0.00	457.31	100.0%
5345 · Keys & Locks	687.21	2,055.82	-1,368.61	-66.57%
5360 · Exterior Building Maintenance	2,991.04	8,077.93	-5,086.89	-62.97%
5366 · Roof Repairs	746.65	3,138.40	-2,391.75	-76.21%
5367 · Painting / Drywall	1,205.02	1,802.24	-597.22	-33.14%
5370 · Interior Repairs & Maintenance	5,858.23	7,910.67	-2,052.44	-25.95%
5371 · Plumbing Repairs	5,373.58	0.00	5,373.58	100.0%
5375 · Miscellaneous	1,764.77	743.88	1,020.89	137.24%
5380 · Outside Maintenance Services	11,578.00	1,292.02	10,285.98	796.12%
5390 · Laundry	1,909.07	0.00	1,909.07	100.0%
Total 5300 · Maintenance Expense	<u>50,936.97</u>	<u>61,498.70</u>	<u>-10,561.73</u>	<u>-17.17%</u>
5400 · Amenities				
5410 · Pool / Sauna / Tennis / Equip	8,733.42	18,302.02	-9,568.60	-52.28%
5415 · Front Desk Credit	26,666.96	16,666.64	10,000.32	60.0%
5430 · Firewood	572.95	415.00	157.95	38.06%
Total 5400 · Amenities	<u>35,973.33</u>	<u>35,383.66</u>	<u>589.67</u>	<u>1.67%</u>
5500 · Fire and Protection				

Simba Run Condominium Association  
Profit & Loss Prev Year Comparison  
September 2023 through April 2024

	Sep '23 - Apr 24	Sep '22 - Apr 23	\$ Change	% Change
5520 · Alarm Monitoring	720.00	170.00	550.00	323.53%
5530 · Smoke Detectors / Extinguisher	115.00	20.78	94.22	453.42%
5540 · Sprinkler System	0.00	3,230.33	-3,230.33	-100.0%
Total 5500 · Fire and Protection	835.00	3,421.11	-2,586.11	-75.59%
5600 · Utilities				
5610 · Electricity	49,093.98	55,803.79	-6,709.81	-12.02%
5620 · Gas Expense	24,792.99	46,355.85	-21,562.86	-46.52%
5630 · Water & Sewer	81,293.73	73,671.78	7,621.95	10.35%
5640 · Trash Removal	11,782.89	10,904.53	878.36	8.06%
5650 · Cable TV Expense	51,152.64	49,546.44	1,606.20	3.24%
5660 · Telephone Expense	2,443.52	2,074.36	369.16	17.8%
Total 5600 · Utilities	220,559.75	238,356.75	-17,797.00	-7.47%
5700 · Transportation				
5710 · Bus Gas / Repair / Maintenance	22,627.53	22,787.22	-159.69	-0.7%
5720 · Bus License & Fees	200.80	491.63	-290.83	-59.16%
5730 · Bus Lease	0.00	3,000.00	-3,000.00	-100.0%
5740 · Bus Insurance	4,689.75	5,723.29	-1,033.54	-18.06%
5750 · Track My Shuttle	1,761.00	1,383.14	377.86	27.32%
Total 5700 · Transportation	29,279.08	33,385.28	-4,106.20	-12.3%
5800 · Manager Housing				
5820 · Manager Unit Condo Fees	12,406.64	7,691.44	4,715.20	61.31%
5830 · Manager Unit Utilities	0.00	1,636.36	-1,636.36	-100.0%
5840 · Manager Unit Real Estate Taxes	2,959.80	2,154.24	805.56	37.39%
Total 5800 · Manager Housing	15,366.44	11,482.04	3,884.40	33.83%
5900 · Depreciation Expense	21,110.80	21,110.80	0.00	0.0%
Total Expense	785,977.98	767,868.33	18,109.65	2.36%
Net Ordinary Income	-5,493.28	-71,824.98	66,331.70	92.35%
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	244,506.72	-71,824.98	316,331.70	440.42%