

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

	<u>May 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1020 · Alpine Operating	26,179.12
1120 · Alpine Capital Reserve	331,274.59
1071 · Bill.com Money In Clearing	<u>15,136.43</u>
Total Checking/Savings	372,590.14
Accounts Receivable	
1200 · Accounts Receivable	<u>9,312.58</u>
Total Accounts Receivable	9,312.58
Other Current Assets	
1235 · Other A/R	5,800.95
1300 · Undeposited Funds	1,043.70
1350 · 1505 Security Deposit	2,200.00
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	15,022.86
1411 · Prepaid Insurance - Bus	1,572.50
1413 · Prepaid Insurance - WC	3,961.00
1420 · Prepaid Elevator Service	<u>-2,700.00</u>
Total 1400 · Prepaid Expenses	17,856.36
1405 · Insurance Claim - Driveway	<u>30,782.45</u>
Total Other Current Assets	<u>57,683.46</u>
Total Current Assets	439,586.18
Fixed Assets	
1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	156,006.00
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	-134,257.50
1592 · Accum Depr - Buses	-89,280.67
1593 · Accum Depr - Furn & Equip	-416,848.91
1594 · Accum Depr - Communication Sys	<u>-2,352.90</u>
Total 1590 · Accumulated Depreciation	<u>-642,739.98</u>
Total Fixed Assets	<u>126,915.41</u>
TOTAL ASSETS	<u><u>566,501.59</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>73,463.26</u>
Total Accounts Payable	73,463.26
Credit Cards	
1085 · Bill Spend & Expense	<u>58.02</u>
Total Credit Cards	58.02
Other Current Liabilities	
2100 · Accrued Payroll & Bonuses	3,749.67
2200 · Payable to SRR	-150.00
2450 · Accrued Expenses	1,250.00
2460 · Parking Liability	<u>11,065.00</u>
Total Other Current Liabilities	<u>15,914.67</u>
Total Current Liabilities	<u>89,435.95</u>
Total Liabilities	89,435.95
Equity	
3100 · Working Capital	78,021.06
3200 · Owner Equity - Operations	31,403.95
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	<u>367,640.63</u>
Total 3300 · Capital Reserve	<u>367,640.63</u>
Total Equity	<u>477,065.64</u>
TOTAL LIABILITIES & EQUITY	<u><u>566,501.59</u></u>

	May 24	Budget	\$ Over Budget	Sep 23 - May 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Association Dues	83,633.46	83,638.33	-4.87	752,703.36	752,745.01	-41.65	1,003,660.00
4300 - Interest Charges	-88.53	250.00	-338.53	1,452.37	2,250.00	-797.63	3,000.00
4400 - Late Charges	-450.00	0.00	-450.00	4,175.00	0.00	4,175.00	0.00
4440 - Owner Maintenance Expense	0.00	0.00	0.00	48.00	0.00	48.00	0.00
4450 - Owner Maintenance	-455.88	2,500.00	-2,955.88	20,418.67	22,500.00	-2,081.33	30,000.00
4550-3 - Parking Fees	0.00	0.00	0.00	20.79	0.00	20.79	0.00
4600 - Miscellaneous Income	125.00	0.00	125.00	675.00	0.00	675.00	0.00
4610 - SRR Rent	1,250.00	1,250.00	0.00	11,250.00	11,250.00	0.00	15,000.00
4635 - Services Support	3,329.10	0.00	3,329.10	76,164.66	74,853.50	1,311.16	95,732.94
4640 - Firewood Income	0.00	0.00	0.00	920.00	1,000.00	80.00	1,000.00
Total Income	87,343.15	87,638.33	-295.18	867,827.85	864,598.51	3,229.34	1,148,392.94
Gross Profit	87,343.15	87,638.33	-295.18	867,827.85	864,598.51	3,229.34	1,148,392.94
Expense							
5000 - Payroll							
Total 5000 - Payroll	57,017.39	34,272.84	22,744.55	372,701.00	358,500.32	14,200.68	472,352.94
5100 - Administrative Expenses							
5120 - Accounting Expense	1,577.56	1,550.00	27.56	15,591.93	13,950.00	1,641.93	18,600.00
5130 - Professional Services	0.00	0.00	0.00	8,675.00	8,102.67	572.33	8,125.00
5139 - Computer & Technology	364.24	0.00	364.24	1,539.41	2,097.37	-557.96	2,500.00
5140 - Legal Expense	0.00	666.67	-666.67	11,000.50	6,000.03	5,000.47	8,000.00
5150 - Office Supplies	479.53	315.18	164.35	3,088.95	4,936.17	-1,847.22	6,000.00
5155 - Bank Service Charges	171.00	186.71	-15.71	1,416.89	1,458.53	-41.64	1,950.00
5160 - Other Administrative Expense	48.70	0.00	48.70	2,730.30	4,265.23	-1,534.93	6,000.00
5165 - Cleaning Supplies	62.71	0.00	62.71	2,401.22	4,288.99	-1,887.77	5,500.00
5170 - Recruiting	0.00	0.00	0.00	825.58	1,893.25	-1,067.67	2,500.00
Total 5100 - Administrative Expenses	2,703.74	2,718.56	-14.82	47,269.78	46,992.24	277.54	59,175.00
5200 - Operating Insurance and Taxes							
5210 - Building Insurance	6,458.37	6,458.33	0.04	58,125.33	58,124.97	0.36	77,500.00
5220 - Personal Property Tax	0.00	0.00	0.00	0.00	615.00	-615.00	615.00
Total 5200 - Operating Insurance and Taxes	6,458.37	6,458.33	0.04	58,125.33	58,739.97	-614.64	78,115.00
5300 - Maintenance Expense							
5315 - Landscaping & Grounds	45.24	0.00	45.24	1,410.34	691.51	718.83	9,000.00
5320 - Snow Removal	2,164.00	20.60	2,143.40	8,596.00	15,000.00	-6,404.00	15,000.00
5325 - Garage Expense	2,698.53	0.00	2,698.53	4,933.52	2,610.81	2,322.71	3,000.00
5330 - Carpet Cleaning	27.00	0.00	27.00	27.00	1,466.90	-1,439.90	1,500.00
5335 - Elevator Expense	900.00	1,000.00	-100.00	9,234.00	9,000.00	234.00	12,000.00
5340 - Lighting Expense	263.03	0.00	263.03	720.34	0.00	720.34	1,000.00
5345 - Keys & Locks	0.00	22.48	-22.48	687.21	1,855.15	-1,167.94	2,000.00
5360 - Exterior Building Maintenance	0.00	0.00	0.00	2,991.04	13,678.70	-10,687.66	14,000.00
5366 - Roof Repairs	0.00	0.00	0.00	746.65	2,788.18	-2,041.53	3,500.00
5367 - Painting / Drywall	0.00	0.00	0.00	1,205.02	945.29	259.73	2,500.00
5370 - Interior Repairs & Maintenance	329.08	307.94	21.14	6,187.31	8,803.05	-2,615.74	10,000.00
5371 - Plumbing Repairs	1,851.83	0.00	1,851.83	7,225.41	0.00	7,225.41	5,000.00
5375 - Miscellaneous	51.93	167.81	-115.88	1,816.70	1,000.00	816.70	1,000.00
5380 - Outside Maintenance Services	225.00	416.12	-191.12	11,803.00	782.04	11,020.96	5,000.00
5390 - Laundry	300.33	0.00	300.33	2,209.40	0.00	2,209.40	0.00
Total 5300 - Maintenance Expense	8,855.97	1,934.95	6,921.02	59,792.94	58,621.63	1,171.31	84,500.00
5400 - Amenities							
5410 - Pool / Sauna / Tennis / Equip	970.52	0.00	970.52	9,703.94	13,056.19	-3,352.25	15,000.00
5415 - Front Desk Credit	3,333.37	3,333.33	0.04	30,000.33	30,000.01	0.32	40,000.00
5430 - Firewood	-140.00	0.00	-140.00	432.95	1,800.00	-1,367.05	1,800.00
Total 5400 - Amenities	4,163.89	3,333.33	830.56	40,137.22	44,856.20	-4,718.98	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	720.00	587.80	132.20	2,040.00
5530 - Smoke Detectors / Extinguisher	0.00	374.87	-374.87	115.00	375.73	-260.73	500.00
5535 - Extinguisher Inspection	0.00	116.67	-116.67	0.00	1,049.99	-1,049.99	1,400.00
5540 - Sprinkler System	2,615.94	800.80	1,815.14	2,615.94	1,915.83	700.11	2,000.00
5545 - Annual Sprinkler Inspection	0.00	200.00	-200.00	0.00	1,800.00	-1,800.00	2,400.00
Total 5500 - Fire and Protection	2,615.94	1,492.34	1,123.60	3,450.94	5,729.35	-2,278.41	13,440.00
5600 - Utilities							
5610 - Electricity	4,601.45	5,990.24	-1,388.79	53,695.43	69,368.19	-15,672.76	78,000.00
5620 - Gas Expense	1,196.94	131.10	1,065.84	25,989.93	22,641.52	3,348.41	24,000.00
5630 - Water & Sewer	10,149.24	8,153.13	1,996.11	91,442.97	73,156.38	18,286.59	99,000.00
5640 - Trash Removal	1,327.86	729.34	598.52	13,110.75	12,545.84	564.91	15,600.00
5650 - Cable TV Expense	6,624.20	243.43	6,380.77	57,776.84	53,198.18	4,578.66	73,600.00
5660 - Telephone Expense	266.48	226.72	39.76	2,710.00	1,844.53	865.47	3,500.00
Total 5600 - Utilities	24,166.17	15,473.96	8,692.21	244,725.92	232,754.64	11,971.28	293,700.00
5700 - Transportation							
5710 - Bus Gas / Repair / Maintenance	72.48	748.20	-675.72	22,700.01	14,635.52	8,064.49	18,000.00
5720 - Bus License & Fees	0.00	0.00	0.00	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	262.08	600.77	-338.69	4,951.83	6,568.51	-1,616.68	7,770.00
5750 - Track My Shuttle	298.00	0.00	298.00	2,059.00	0.00	2,059.00	0.00
Total 5700 - Transportation	632.56	1,348.97	-716.41	29,911.64	22,204.03	7,707.61	26,770.00
5800 - Manager Housing							
5820 - Manager Unit Condo Fees	1,072.96	920.00	152.96	13,479.60	8,280.00	5,199.60	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	1,072.96	920.00	152.96	16,439.40	10,780.00	5,659.40	13,540.00
5880 - OPEX Reserve	0.00	1,666.67	-1,666.67	0.00	14,999.99	-14,999.99	20,000.00
5900 - Depreciation Expense	2,638.85	2,500.00	138.85	23,749.65	22,500.00	1,249.65	30,000.00
Total Expense	110,325.84	72,119.95	38,205.89	896,303.82	876,678.37	19,625.45	1,148,392.94
Net Ordinary Income	-22,982.69	15,518.38	-38,501.07	-28,475.97	-12,079.86	-16,396.11	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	-22,982.69	15,518.38	-38,501.07	221,524.03	-12,079.86	233,603.89	0.00
Beginning Fund Balance				-190,120.08			
Ending Fund Balance				31,403.95			

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

	Sep '23 - May 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4050 · Capital Reserve Dues	125,553.51	125,550.00	3.51	100.0%
4500 · Interest Earned	314.70	0.00	314.70	100.0%
Total Income	<u>125,868.21</u>	<u>125,550.00</u>	<u>318.21</u>	<u>100.25%</u>
Gross Profit	125,868.21	125,550.00	318.21	100.25%
Expense				
6000 · Capital Reserve Expense				
6010 · Pool & Associated	41,508.83	0.00	41,508.83	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	4,216.17	0.00	4,216.17	100.0%
Total 6040 · Interior & Associated	<u>4,216.17</u>	<u>0.00</u>	<u>4,216.17</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				
6060 · Miscellaneous - Other	9,475.22	0.00	9,475.22	100.0%
Total 6060 · Miscellaneous	<u>9,475.22</u>	<u>0.00</u>	<u>9,475.22</u>	<u>100.0%</u>
Total 6000 · Capital Reserve Expense	<u>118,020.76</u>	<u>0.00</u>	<u>118,020.76</u>	<u>100.0%</u>
Total Expense	<u>118,020.76</u>	<u>0.00</u>	<u>118,020.76</u>	<u>100.0%</u>
Fund Surplus/-Deficit	<u>7,847.45</u>	<u>125,550.00</u>	<u>-117,702.55</u>	<u>6.25%</u>
Fund Surplus/-Deficit	<u>7,847.45</u>	<u>125,550.00</u>	<u>-117,702.55</u>	<u>6.25%</u>
Beginning Fund Balance	359,793.18			
Ending Fund Balance	367,640.63			

* 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 May 2024

	Sep '23 - May 24	Sep '22 - May 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 - Association Dues	752,703.36	674,472.06	78,231.30	11.6%
4300 - Interest Charges	1,452.37	3,011.34	-1,558.97	-51.77%
4400 - Late Charges	4,175.00	1,975.00	2,200.00	111.39%
4440 - Owner Maintenance Expense	48.00	-1,484.02	1,532.02	103.23%
4450 - Owner Maintenance	20,418.67	20,379.34	39.33	0.19%
4550-3 - Parking Fees	20.79	0.00	20.79	100.0%
4600 - Miscellaneous Income	675.00	300.01	374.99	124.99%
4610 - SRR Rent	11,250.00	11,250.00	0.00	0.0%
4635 - Services Support	76,164.66	62,006.01	14,158.65	22.83%
4640 - Firewood Income	920.00	889.00	31.00	3.49%
Total Income	867,827.85	772,798.74	95,029.11	12.3%
Gross Profit	867,827.85	772,798.74	95,029.11	12.3%
Expense				
5000 - Payroll				
5005 - SRCA Payroll				
Total 5000 - Payroll	372,701.00	287,227.46	85,473.54	29.76%
5100 - Administrative Expenses				
5110 - Management Fee	0.00	21,780.00	-21,780.00	-100.0%
5120 - Accounting Expense	15,591.93	12,788.15	2,803.78	21.93%
5130 - Professional Services	8,675.00	8,125.00	550.00	6.77%
5139 - Computer & Technology	1,539.41	4,289.75	-2,750.34	-64.11%
5140 - Legal Expense	11,000.50	2,498.00	8,502.50	340.37%
5150 - Office Supplies	3,088.95	4,973.76	-1,884.81	-37.9%
5155 - Bank Service Charges	1,416.89	1,499.87	-82.98	-5.53%
5160 - Other Administrative Expense	2,730.30	5,445.25	-2,714.95	-49.86%
5165 - Cleaning Supplies	2,401.22	5,251.22	-2,850.00	-54.27%
5170 - Recruiting	825.58	2,251.88	-1,426.30	-63.34%
Total 5100 - Administrative Expenses	47,269.78	68,902.88	-21,633.10	-31.4%
5200 - Operating Insurance and Taxes				
5210 - Building Insurance	58,125.33	49,356.80	8,768.53	17.77%
Total 5200 - Operating Insurance and Taxes	58,125.33	49,356.80	8,768.53	17.77%
5300 - Maintenance Expense				
5315 - Landscaping & Grounds	1,410.34	251.30	1,159.04	461.22%
5320 - Snow Removal	8,596.00	16,382.67	-7,786.67	-47.53%
5325 - Garage Expense	4,933.52	1,451.95	3,481.57	239.79%
5330 - Carpet Cleaning	27.00	1,772.32	-1,745.32	-98.48%
5335 - Elevator Expense	9,234.00	16,642.00	-7,408.00	-44.51%
5340 - Lighting Expense	720.34	0.00	720.34	100.0%
5345 - Keys & Locks	687.21	2,081.04	-1,393.83	-66.98%
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	6,187.31	8,201.19	-2,013.88	-24.56%
5371 - Plumbing Repairs	7,225.41	0.00	7,225.41	100.0%
5375 - Miscellaneous	1,816.70	893.88	922.82	103.24%
5380 - Outside Maintenance Services	11,803.00	2,761.27	9,041.73	327.45%
5390 - Laundry	2,209.40	0.00	2,209.40	100.0%
Total 5300 - Maintenance Expense	59,792.94	63,456.19	-3,663.25	-5.77%
5400 - Amenities				
5410 - Pool / Sauna / Tennis / Equip	9,703.94	18,302.02	-8,598.08	-46.98%
5415 - Front Desk Credit	30,000.33	18,749.97	11,250.36	60.0%
5430 - Firewood	432.95	415.00	17.95	4.33%
Total 5400 - Amenities	40,137.22	37,466.99	2,670.23	7.13%
5500 - Fire and Protection				
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	2,615.94	5,550.33	-2,934.39	-52.87%
Total 5500 - Fire and Protection	3,450.94	5,741.11	-2,290.17	-39.89%
5600 - Utilities				
5610 - Electricity	53,695.43	61,078.15	-7,382.72	-12.09%
5620 - Gas Expense	25,989.93	46,625.82	-20,635.89	-44.26%
5630 - Water & Sewer	91,442.97	82,912.17	8,530.80	10.29%
5640 - Trash Removal	13,110.75	11,577.58	1,533.17	13.24%
5650 - Cable TV Expense	57,776.84	49,774.20	8,002.64	16.08%
5660 - Telephone Expense	2,710.00	2,365.06	344.94	14.59%
Total 5600 - Utilities	244,725.92	254,332.98	-9,607.06	-3.78%
5700 - Transportation				
5710 - Bus Gas / Repair / Maintenance	22,700.01	24,014.92	-1,314.91	-5.48%
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	4,951.83	6,299.45	-1,347.62	-21.39%
5750 - Track My Shuttle	2,059.00	1,383.14	675.86	48.86%
Total 5700 - Transportation	29,911.64	35,189.14	-5,277.50	-15.0%
5800 - Manager Housing				
5820 - Manager Unit Condo Fees	13,479.60	9,614.30	3,865.30	40.2%
5830 - Manager Unit Utilities	0.00	1,761.49	-1,761.49	-100.0%
5840 - Manager Unit Real Estate Taxes	2,959.80	2,154.24	805.56	37.39%
Total 5800 - Manager Housing	16,439.40	13,530.03	2,909.37	21.5%
5900 - Depreciation Expense	23,749.65	23,749.65	0.00	0.0%
Total Expense	896,303.82	838,953.23	57,350.59	6.84%
Net Ordinary Income	-28,475.97	-66,154.49	37,678.52	56.96%
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	221,524.03	-66,154.49	287,678.52	434.86%