

Big Trout Condominium Assoc.

Run Date: 09/26/2023

Run Time: 12:16 PM

BALANCE SHEET

As of: 08/31/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Reserve)	\$242,569.91
01011-000	Alliance Bank - Operating	\$1,025.43
01013-000	Alliance Bank - Reserves/WC	\$51.18
01050-000	Accounts Receivable	\$162,806.34
01200-000	Fitness Equipment	\$4,342.56
01201-000	Outdoor Common Areas	\$245,468.76
01202-000	Equipment and Fixtures	\$7,105.95
01203-000	Land	\$55,450.00
01250-000	Accumulation Deprec	(\$253,744.75)
	TOTAL ASSETS	\$465,175.38

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$366,855.45
	Current Year Net Income/(Loss)	\$98,319.93
	TOTAL EQUITY	\$465,175.38
	TOTAL LIABILITIES AND EQUITY	\$465,175.38

Big Trout Condominium Assoc.

Run Date: 09/26/2023

Run Time: 12:17 PM

INCOME STATEMENT

Start: 08/01/2023 | End: 08/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	22,916.66	22,916.66	0.00	183,333.28	183,333.28	0.00	275,000.00
05010-000 Dues	64,392.00	68,647.04	(4,255.04)	563,831.31	549,176.32	14,654.99	823,764.48
05014-000 Transfer Fee	(2,300.00)	0.00	(2,300.00)	(1,000.00)	0.00	(1,000.00)	0.00
05020-000 Late Charges	76.00	100.00	(24.00)	1,092.23	800.00	292.23	1,200.00
05021-000 Late Interest	3.80	25.00	(21.20)	209.81	200.00	9.81	300.00
05025-000 NSF Income	(120.00)	0.00	(120.00)	(160.00)	0.00	(160.00)	0.00
05026-000 Fine Income	8.00	0.00	8.00	256.16	0.00	256.16	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	(2,374.00)	0.00	(2,374.00)	0.00	0.00	0.00	0.00
05045-900 Initiation Fees - Capital Rese...	3,990.00	0.00	3,990.00	11,820.00	0.00	11,820.00	0.00
05050-000 Interest Income	1.21	2.11	(0.90)	15.09	16.88	(1.79)	25.32
05050-900 Interest Income - Capital Rese...	758.86	700.00	58.86	3,405.98	5,600.00	(2,194.02)	8,400.00
05100-900 Misc. Income - Reserves	0.00	0.00	0.00	153,126.29	0.00	153,126.29	0.00
Income Total	87,352.53	92,390.81	(5,038.28)	916,030.15	739,126.48	176,903.67	1,108,689.80
Total Income	87,352.53	92,390.81	(5,038.28)	916,030.15	739,126.48	176,903.67	1,108,689.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	500.00	500.00	0.00	500.00	500.00	3,000.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	127.55	130.00	2.45	130.00
06305-000 Accounting	3,600.00	3,700.00	100.00	3,870.00	3,950.00	80.00	3,950.00
06307-000 Security Services	2,327.12	1,200.00	(1,127.12)	10,462.54	9,600.00	(862.54)	14,400.00
06310-000 Insurance Expense	8,772.16	4,700.00	(4,072.16)	96,493.84	52,500.00	(43,993.84)	57,200.00
06320-000 Staffing (Admin & Maint)	0.00	83.33	83.33	765.00	666.64	(98.36)	1,000.00
06330-000 Bank Charges	2.95	0.00	(2.95)	2.95	0.00	(2.95)	0.00
06410-000 Refuse Removal	0.00	0.00	0.00	375.27	366.00	(9.27)	732.00
06415-000 Electricity & Gas	1,879.99	2,075.00	195.01	18,049.02	17,685.00	(364.02)	26,285.00
06420-000 Water	4,781.70	4,590.00	(191.70)	24,162.16	21,122.00	(3,040.16)	35,352.00
06425-000 Sewer	7,744.86	7,530.24	(214.62)	60,650.08	59,862.90	(787.18)	89,983.86
06440-000 Street Maintenance	0.00	0.00	0.00	0.00	750.00	750.00	1,500.00
06445-000 Cable	10,686.83	10,531.31	(155.52)	85,492.18	84,250.48	(1,241.70)	126,375.72
06450-000 Internet Fees	1,738.58	1,738.58	0.00	13,983.72	13,908.64	(75.08)	21,680.00
06455-000 Technical Services	537.08	580.00	42.92	4,221.11	4,546.00	324.89	6,800.00
06610-000 Pool & Hot Tub	5,432.57	1,600.00	(3,832.57)	14,264.48	8,070.00	(6,194.48)	12,170.00
06611-000 Fitness Center	557.96	350.00	(207.96)	2,478.91	2,500.00	21.09	4,000.00
06615-000 Snow Removal	0.00	0.00	0.00	8,513.27	10,500.00	1,986.73	12,000.00
06620-000 Building Replace Reserve	22,916.66	22,916.66	0.00	183,333.28	183,333.28	0.00	275,000.00
06621-900 Capital Expenses	29,500.43	0.00	(29,500.43)	184,973.68	15,000.00	(169,973.68)	15,000.00
06626-000 Postage	11.25	60.00	48.75	1,584.49	2,010.00	425.51	2,210.00
06630-000 Repairs and Maintenance	2,186.89	2,500.00	313.11	4,043.59	8,829.00	4,785.41	11,561.00
06635-000 Special Projects	5,002.36	0.00	(5,002.36)	12,653.21	0.00	(12,653.21)	0.00
06810-000 Commons Mowing	6,751.80	6,776.00	24.20	32,379.51	27,104.00	(5,275.51)	47,432.00
06820-000 Commons Fertilizing	2,996.93	1,325.78	(1,671.15)	5,993.86	2,651.56	(3,342.30)	3,977.34
06830-000 Commons Turf Spraying	0.00	0.00	0.00	1,574.71	655.77	(918.94)	2,414.86
06843-000 Tree Program	60.00	0.00	(60.00)	3,155.21	4,063.80	908.59	4,063.80
06844-000 Insect Control	97.74	125.00	27.26	429.94	750.00	320.06	1,250.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06850-000 Flowers	159.27	150.00	(9.27)	2,122.76	1,910.00	(212.76)	2,060.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	578.81	518.67	(60.14)	1,423.69
06880-000 Landscape Labor	1,821.25	1,250.00	(571.25)	5,704.22	3,200.00	(2,504.22)	4,750.00
06890-000 Misc. Landscape	250.47	95.27	(155.20)	2,422.48	769.55	(1,652.93)	3,058.57
06891-000 Swale Maintenance	127.42	0.00	(127.42)	127.42	137.61	10.19	275.22
06900-000 Web Fees	0.00	0.00	0.00	20.97	0.00	(20.97)	160.00
07505-000 Management Fee	7,392.00	3,696.00	(3,696.00)	33,264.00	29,568.00	(3,696.00)	44,352.00
07515-000 Income Tax	0.00	0.00	0.00	(564.00)	3,433.00	3,997.00	4,433.00
Expense Total	127,336.27	78,073.17	(49,263.10)	817,710.22	574,841.90	(242,868.32)	839,980.06
Total Expense	127,336.27	78,073.17	(49,263.10)	817,710.22	574,841.90	(242,868.32)	839,980.06
Net Income	(39,983.74)	14,317.64	(54,301.38)	98,319.93	164,284.58	(65,964.65)	268,709.74

Big Trout Condominium Assoc.

Run Date: 09/26/2023

Run Time: 12:21 PM

INCOME STATEMENT

Capital Reserves

Start: 08/01/2023 | End: 08/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	22,916.66	22,916.66	0.00	183,333.28	183,333.28	0.00	275,000.00
05045-900 Initiation Fees - Capital Rese...	3,990.00	0.00	3,990.00	11,820.00	0.00	11,820.00	0.00
05050-900 Interest Income - Capital Rese...	758.86	700.00	58.86	3,405.98	5,600.00	(2,194.02)	8,400.00
05100-900 Misc. Income - Reserves	0.00	0.00	0.00	153,126.29	0.00	153,126.29	0.00
Income Total	27,665.52	23,616.66	4,048.86	351,685.55	188,933.28	162,752.27	283,400.00
Total Income	27,665.52	23,616.66	4,048.86	351,685.55	188,933.28	162,752.27	283,400.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	29,500.43	0.00	(29,500.43)	184,973.68	15,000.00	(169,973.68)	15,000.00
Expense Total	29,500.43	0.00	(29,500.43)	184,973.68	15,000.00	(169,973.68)	15,000.00
Total Expense	29,500.43	0.00	(29,500.43)	184,973.68	15,000.00	(169,973.68)	15,000.00
Net Income	(1,834.91)	23,616.66	(25,451.57)	166,711.87	173,933.28	(7,221.41)	268,400.00

Big Trout Condominium Assoc.

Run Date: 09/26/2023
Run Time: 12:20 PM

INCOME STATEMENT

Main

Start: 08/01/2023 | End: 08/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	64,392.00	68,647.04	(4,255.04)	563,831.31	549,176.32	14,654.99	823,764.48
05014-000 Transfer Fee	(2,300.00)	0.00	(2,300.00)	(1,000.00)	0.00	(1,000.00)	0.00
05020-000 Late Charges	76.00	100.00	(24.00)	1,092.23	800.00	292.23	1,200.00
05021-000 Late Interest	3.80	25.00	(21.20)	209.81	200.00	9.81	300.00
05025-000 NSF Income	(120.00)	0.00	(120.00)	(160.00)	0.00	(160.00)	0.00
05026-000 Fine Income	8.00	0.00	8.00	256.16	0.00	256.16	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	(2,374.00)	0.00	(2,374.00)	0.00	0.00	0.00	0.00
05050-000 Interest Income	1.21	2.11	(0.90)	15.09	16.88	(1.79)	25.32
Income Total	59,687.01	68,774.15	(9,087.14)	564,344.60	550,193.20	14,151.40	825,289.80
Total Income	59,687.01	68,774.15	(9,087.14)	564,344.60	550,193.20	14,151.40	825,289.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	500.00	500.00	0.00	500.00	500.00	3,000.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	127.55	130.00	2.45	130.00
06305-000 Accounting	3,600.00	3,700.00	100.00	3,870.00	3,950.00	80.00	3,950.00
06307-000 Security Services	2,327.12	1,200.00	(1,127.12)	10,462.54	9,600.00	(862.54)	14,400.00
06310-000 Insurance Expense	8,772.16	4,700.00	(4,072.16)	96,493.84	52,500.00	(43,993.84)	57,200.00
06320-000 Staffing (Admin & Maint)	0.00	83.33	83.33	765.00	666.64	(98.36)	1,000.00
06330-000 Bank Charges	2.95	0.00	(2.95)	2.95	0.00	(2.95)	0.00
06410-000 Refuse Removal	0.00	0.00	0.00	375.27	366.00	(9.27)	732.00
06415-000 Electricity & Gas	1,879.99	2,075.00	195.01	18,049.02	17,685.00	(364.02)	26,285.00
06420-000 Water	4,781.70	4,590.00	(191.70)	24,162.16	21,122.00	(3,040.16)	35,352.00
06425-000 Sewer	7,744.86	7,530.24	(214.62)	60,650.08	59,862.90	(787.18)	89,983.86
06440-000 Street Maintenance	0.00	0.00	0.00	0.00	750.00	750.00	1,500.00
06445-000 Cable	10,686.83	10,531.31	(155.52)	85,492.18	84,250.48	(1,241.70)	126,375.72
06450-000 Internet Fees	1,738.58	1,738.58	0.00	13,983.72	13,908.64	(75.08)	21,680.00
06455-000 Technical Services	537.08	580.00	42.92	4,221.11	4,546.00	324.89	6,800.00
06610-000 Pool & Hot Tub	5,432.57	1,600.00	(3,832.57)	14,264.48	8,070.00	(6,194.48)	12,170.00
06611-000 Fitness Center	557.96	350.00	(207.96)	2,478.91	2,500.00	21.09	4,000.00
06615-000 Snow Removal	0.00	0.00	0.00	8,513.27	10,500.00	1,986.73	12,000.00
06620-000 Building Replace Reserve	22,916.66	22,916.66	0.00	183,333.28	183,333.28	0.00	275,000.00
06626-000 Postage	11.25	60.00	48.75	1,584.49	2,010.00	425.51	2,210.00
06630-000 Repairs and Maintenance	2,186.89	2,500.00	313.11	4,043.59	8,829.00	4,785.41	11,561.00
06635-000 Special Projects	5,002.36	0.00	(5,002.36)	12,653.21	0.00	(12,653.21)	0.00
06810-000 Commons Mowing	6,751.80	6,776.00	24.20	32,379.51	27,104.00	(5,275.51)	47,432.00
06820-000 Commons Fertilizing	2,996.93	1,325.78	(1,671.15)	5,993.86	2,651.56	(3,342.30)	3,977.34
06830-000 Commons Turf Spraying	0.00	0.00	0.00	1,574.71	655.77	(918.94)	2,414.86
06843-000 Tree Program	60.00	0.00	(60.00)	3,155.21	4,063.80	908.59	4,063.80
06844-000 Insect Control	97.74	125.00	27.26	429.94	750.00	320.06	1,250.00
06850-000 Flowers	159.27	150.00	(9.27)	2,122.76	1,910.00	(212.76)	2,060.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	578.81	518.67	(60.14)	1,423.69
06880-000 Landscape Labor	1,821.25	1,250.00	(571.25)	5,704.22	3,200.00	(2,504.22)	4,750.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06890-000 Misc. Landscape	250.47	95.27	(155.20)	2,422.48	769.55	(1,652.93)	3,058.57
06891-000 Swale Maintenance	127.42	0.00	(127.42)	127.42	137.61	10.19	275.22
06900-000 Web Fees	0.00	0.00	0.00	20.97	0.00	(20.97)	160.00
07505-000 Management Fee	7,392.00	3,696.00	(3,696.00)	33,264.00	29,568.00	(3,696.00)	44,352.00
07515-000 Income Tax	0.00	0.00	0.00	(564.00)	3,433.00	3,997.00	4,433.00
Expense Total	97,835.84	78,073.17	(19,762.67)	632,736.54	559,841.90	(72,894.64)	824,980.06
Total Expense	97,835.84	78,073.17	(19,762.67)	632,736.54	559,841.90	(72,894.64)	824,980.06
Net Income	(38,148.83)	(9,299.02)	(28,849.81)	(68,391.94)	(9,648.70)	(58,743.24)	309.74