

Big Trout Condominium Assoc.

Run Date: 06/14/2023

Run Time: 12:21 PM

BALANCE SHEET

As of: 05/31/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Reserve)	\$240,475.70
01011-000	Alliance Bank - Operating	\$77,842.28
01013-000	Alliance Bank - Reserves/WC	\$177,897.43
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	\$554,937.93

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)	\$188,082.48
	TOTAL EQUITY	\$554,937.93
	TOTAL LIABILITIES AND EQUITY	\$554,937.93

Big Trout Condominium Assoc.

Run Date: 06/14/2023

Run Time: 12:21 PM

INCOME STATEMENT

Start: 05/01/2023 | End: 05/31/2023

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	114,583.30	114,583.30	0.00	275,000.00
05010-000 Dues	68,524.88	68,647.04	(122.16)	361,511.21	343,235.20	18,276.01	823,764.48
05014-000 Transfer Fee	(200.00)	0.00	(200.00)	1,100.00	0.00	1,100.00	0.00
05020-000 Late Charges	267.00	100.00	167.00	785.00	500.00	285.00	1,200.00
05021-000 Late Interest	75.87	25.00	50.87	154.28	125.00	29.28	300.00
05025-000 NSF Income	40.32	0.00	40.32	20.16	0.00	20.16	0.00
05026-000 Fine Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	1,616.00	0.00	1,616.00	4,040.00	0.00	4,040.00	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	2,982.00	0.00	2,982.00	0.00
05050-000 Interest Income	2.22	2.11	0.11	10.26	10.55	(0.29)	25.32
05050-900 Interest Income - Capital Rese...	558.76	700.00	(141.24)	1,142.31	3,500.00	(2,357.69)	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	93,801.71	92,390.81	1,410.90	639,604.81	461,954.05	177,650.76	1,108,689.80
Total Income	93,801.71	92,390.81	1,410.90	639,604.81	461,954.05	177,650.76	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	0.00	0.00	0.00	0.00	0.00	3,000.00
06135-000 Board & Annual Meetings	60.00	0.00	(60.00)	60.00	60.00	0.00	130.00
06305-000 Accounting	0.00	0.00	0.00	270.00	250.00	(20.00)	3,950.00
06307-000 Security Services	1,173.06	1,200.00	26.94	5,808.30	6,000.00	191.70	14,400.00
06310-000 Insurance Expense	8,772.16	4,700.00	(4,072.16)	70,177.36	38,400.00	(31,777.36)	57,200.00
06320-000 Staffing (Admin & Maint)	225.00	83.33	(141.67)	225.00	416.65	191.65	1,000.00
06410-000 Refuse Removal	0.00	0.00	0.00	188.55	183.00	(5.55)	732.00
06415-000 Electricity & Gas	1,948.09	1,975.00	26.91	12,189.34	11,460.00	(729.34)	26,285.00
06420-000 Water	2,447.53	2,068.00	(379.53)	11,381.22	10,232.00	(1,149.22)	35,352.00
06425-000 Sewer	7,744.86	7,530.24	(214.62)	37,415.50	37,272.18	(143.32)	89,983.86
06440-000 Street Maintenance	0.00	0.00	0.00	0.00	375.00	375.00	1,500.00
06445-000 Cable	10,686.83	10,531.31	(155.52)	53,431.69	52,656.55	(775.14)	126,375.72
06450-000 Internet Fees	1,738.58	1,738.58	0.00	8,767.98	8,692.90	(75.08)	21,680.00
06455-000 Technical Services	450.00	560.00	110.00	2,548.30	2,826.00	277.70	6,800.00
06610-000 Pool & Hot Tub	600.00	1,300.00	700.00	4,561.13	3,670.00	(891.13)	12,170.00
06611-000 Fitness Center	84.35	250.00	165.65	756.35	1,250.00	493.65	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	114,583.30	114,583.30	0.00	275,000.00
06621-900 Capital Expenses	1,056.33	0.00	(1,056.33)	88,176.33	0.00	(88,176.33)	15,000.00
06626-000 Postage	13.55	50.00	36.45	1,550.74	1,850.00	299.26	2,210.00
06630-000 Repairs and Maintenance	230.82	1,500.00	1,269.18	1,471.85	3,329.00	1,857.15	11,561.00
06635-000 Special Projects	150.00	0.00	(150.00)	210.00	0.00	(210.00)	0.00
06810-000 Commons Mowing	0.00	3,388.00	3,388.00	3,001.56	5,082.00	2,080.44	47,432.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	3,977.34
06830-000 Commons Turf Spraying	680.63	0.00	(680.63)	680.63	0.00	(680.63)	2,414.86
06843-000 Tree Program	2,014.65	3,000.00	985.35	3,095.21	4,063.80	968.59	4,063.80
06844-000 Insect Control	97.74	125.00	27.26	97.74	375.00	277.26	1,250.00
06850-000 Flowers	146.22	750.00	603.78	1,048.73	1,610.00	561.27	2,060.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06860-000 Sprinkler Turn On/Off	578.81	518.67	(60.14)	578.81	518.67	(60.14)	1,423.69
06880-000 Landscape Labor	783.19	300.00	(483.19)	783.19	300.00	(483.19)	4,750.00
06890-000 Misc. Landscape	250.47	241.87	(8.60)	2,034.25	241.87	(1,792.38)	3,058.57
06891-000 Swale Maintenance	0.00	137.61	137.61	0.00	137.61	137.61	275.22
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	160.00
07505-000 Management Fee	3,696.00	3,696.00	0.00	18,480.00	18,480.00	0.00	44,352.00
07515-000 Income Tax	0.00	0.00	0.00	(564.00)	2,433.00	2,997.00	4,433.00
Expense Total	68,545.53	68,560.27	14.74	451,522.33	337,248.53	(114,273.80)	839,980.06
Total Expense	68,545.53	68,560.27	14.74	451,522.33	337,248.53	(114,273.80)	839,980.06
Net Income	25,256.18	23,830.54	1,425.64	188,082.48	124,705.52	63,376.96	268,709.74

Big Trout Condominium Assoc.

Run Date: 06/14/2023

Run Time: 12:21 PM

INCOME STATEMENT

Main

Start: 05/01/2023 | End: 05/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	68,524.88	68,647.04	(122.16)	361,511.21	343,235.20	18,276.01	823,764.48
05014-000 Transfer Fee	(200.00)	0.00	(200.00)	1,100.00	0.00	1,100.00	0.00
05020-000 Late Charges	267.00	100.00	167.00	785.00	500.00	285.00	1,200.00
05021-000 Late Interest	75.87	25.00	50.87	154.28	125.00	29.28	300.00
05025-000 NSF Income	40.32	0.00	40.32	20.16	0.00	20.16	0.00
05026-000 Fine Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	1,616.00	0.00	1,616.00	4,040.00	0.00	4,040.00	0.00
05050-000 Interest Income	2.22	2.11	0.11	10.26	10.55	(0.29)	25.32
Income Total	70,326.29	68,774.15	1,552.14	367,770.91	343,870.75	23,900.16	825,289.80
Total Income	70,326.29	68,774.15	1,552.14	367,770.91	343,870.75	23,900.16	825,289.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
06135-000 Board & Annual Meetings	60.00	0.00	(60.00)	60.00	60.00	0.00	130.00
06305-000 Accounting	0.00	0.00	0.00	270.00	250.00	(20.00)	3,950.00
06307-000 Security Services	1,173.06	1,200.00	26.94	5,808.30	6,000.00	191.70	14,400.00
06310-000 Insurance Expense	8,772.16	4,700.00	(4,072.16)	70,177.36	38,400.00	(31,777.36)	57,200.00
06320-000 Staffing (Admin & Maint)	225.00	83.33	(141.67)	225.00	416.65	191.65	1,000.00
06410-000 Refuse Removal	0.00	0.00	0.00	188.55	183.00	(5.55)	732.00
06415-000 Electricity & Gas	1,948.09	1,975.00	26.91	12,189.34	11,460.00	(729.34)	26,285.00
06420-000 Water	2,447.53	2,068.00	(379.53)	11,381.22	10,232.00	(1,149.22)	35,352.00
06425-000 Sewer	7,744.86	7,530.24	(214.62)	37,415.50	37,272.18	(143.32)	89,983.86
06440-000 Street Maintenance	0.00	0.00	0.00	0.00	375.00	375.00	1,500.00
06445-000 Cable	10,686.83	10,531.31	(155.52)	53,431.69	52,656.55	(775.14)	126,375.72
06450-000 Internet Fees	1,738.58	1,738.58	0.00	8,767.98	8,692.90	(75.08)	21,680.00
06455-000 Technical Services	450.00	560.00	110.00	2,548.30	2,826.00	277.70	6,800.00
06610-000 Pool & Hot Tub	600.00	1,300.00	700.00	4,561.13	3,670.00	(891.13)	12,170.00
06611-000 Fitness Center	84.35	250.00	165.65	756.35	1,250.00	493.65	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	114,583.30	114,583.30	0.00	275,000.00
06626-000 Postage	13.55	50.00	36.45	1,550.74	1,850.00	299.26	2,210.00
06630-000 Repairs and Maintenance	230.82	1,500.00	1,269.18	1,471.85	3,329.00	1,857.15	11,561.00
06635-000 Special Projects	150.00	0.00	(150.00)	210.00	0.00	(210.00)	0.00
06810-000 Commons Mowing	0.00	3,388.00	3,388.00	3,001.56	5,082.00	2,080.44	47,432.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	3,977.34
06830-000 Commons Turf Spraying	680.63	0.00	(680.63)	680.63	0.00	(680.63)	2,414.86
06843-000 Tree Program	2,014.65	3,000.00	985.35	3,095.21	4,063.80	968.59	4,063.80
06844-000 Insect Control	97.74	125.00	27.26	97.74	375.00	277.26	1,250.00
06850-000 Flowers	146.22	750.00	603.78	1,048.73	1,610.00	561.27	2,060.00
06860-000 Sprinkler Turn On/Off	578.81	518.67	(60.14)	578.81	518.67	(60.14)	1,423.69
06880-000 Landscape Labor	783.19	300.00	(483.19)	783.19	300.00	(483.19)	4,750.00
06890-000 Misc. Landscape	250.47	241.87	(8.60)	2,034.25	241.87	(1,792.38)	3,058.57

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06891-000 Swale Maintenance	0.00	137.61	137.61	0.00	137.61	137.61	275.22
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	160.00
07505-000 Management Fee	3,696.00	3,696.00	0.00	18,480.00	18,480.00	0.00	44,352.00
07515-000 Income Tax	0.00	0.00	0.00	(564.00)	2,433.00	2,997.00	4,433.00
Expense Total	67,489.20	68,560.27	1,071.07	363,346.00	337,248.53	(26,097.47)	824,980.06
Total Expense	67,489.20	68,560.27	1,071.07	363,346.00	337,248.53	(26,097.47)	824,980.06
Net Income	2,837.09	213.88	2,623.21	4,424.91	6,622.22	(2,197.31)	309.74

Big Trout Condominium Assoc.

Run Date: 06/14/2023
Run Time: 12:21 PM

INCOME STATEMENT

Capital Reserves

Start: 05/01/2023 | End: 05/31/2023

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	114,583.30	114,583.30	0.00	275,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	2,982.00	0.00	2,982.00	0.00
05050-900 Interest Income - Capital Rese...	558.76	700.00	(141.24)	1,142.31	3,500.00	(2,357.69)	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	23,475.42	23,616.66	(141.24)	271,833.90	118,083.30	153,750.60	283,400.00

Total Income	23,475.42	23,616.66	(141.24)	271,833.90	118,083.30	153,750.60	283,400.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	1,056.33	0.00	(1,056.33)	88,176.33	0.00	(88,176.33)	15,000.00
Expense Total	1,056.33	0.00	(1,056.33)	88,176.33	0.00	(88,176.33)	15,000.00

Total Expense	1,056.33	0.00	(1,056.33)	88,176.33	0.00	(88,176.33)	15,000.00
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Net Income	22,419.09	23,616.66	(1,197.57)	183,657.57	118,083.30	65,574.27	268,400.00
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