

# Big Trout Condominium Assoc.

Run Date: 08/16/2023

Run Time: 11:17 AM

## BALANCE SHEET As of: 07/31/2023

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Reserve)	\$241,862.23
01011-000	Alliance Bank - Operating	\$43,174.26
01013-000	Alliance Bank - Reserves/WC	\$161,400.11
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)
	<b>TOTAL ASSETS</b>	<b>\$505,159.12</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings	\$366,855.45
	Current Year Net Income/(Loss)	\$138,303.67
	<b>TOTAL EQUITY</b>	<b>\$505,159.12</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$505,159.12</b>

# Big Trout Condominium Assoc.

Run Date: 08/16/2023

Run Time: 11:17 AM

## INCOME STATEMENT

Start: 07/01/2023 | End: 07/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	22,916.66	22,916.66	0.00	160,416.62	160,416.62	0.00	275,000.00
05010-000 Dues	65,750.00	68,647.04	(2,897.04)	499,439.31	480,529.28	18,910.03	823,764.48
05014-000 Transfer Fee	1,000.00	0.00	1,000.00	1,300.00	0.00	1,300.00	0.00
05020-000 Late Charges	106.23	100.00	6.23	1,016.23	700.00	316.23	1,200.00
05021-000 Late Interest	20.61	25.00	(4.39)	206.01	175.00	31.01	300.00
05025-000 NSF Income	(80.00)	0.00	(80.00)	(40.00)	0.00	(40.00)	0.00
05026-000 Fine Income	56.16	0.00	56.16	248.16	0.00	248.16	0.00
05032-000 Lien Income	50.00	0.00	50.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	(2,474.00)	0.00	(2,474.00)	2,374.00	0.00	2,374.00	0.00
05045-900 Initiation Fees - Capital Rese...	4,848.00	0.00	4,848.00	7,830.00	0.00	7,830.00	0.00
05050-000 Interest Income	1.84	2.11	(0.27)	13.88	14.77	(0.89)	25.32
05050-900 Interest Income - Capital Rese...	767.14	700.00	67.14	2,647.12	4,900.00	(2,252.88)	8,400.00
05100-900 Misc. Income - Reserves	0.00	0.00	0.00	153,126.29	0.00	153,126.29	0.00
<b>Income Total</b>	<b>92,962.64</b>	<b>92,390.81</b>	<b>571.83</b>	<b>828,677.62</b>	<b>646,735.67</b>	<b>181,941.95</b>	<b>1,108,689.80</b>
<b>Total Income</b>	<b>92,962.64</b>	<b>92,390.81</b>	<b>571.83</b>	<b>828,677.62</b>	<b>646,735.67</b>	<b>181,941.95</b>	<b>1,108,689.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	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	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	8,135.42	8,400.00	264.58	14,400.00
06310-000 Insurance Expense	8,772.16	4,700.00	(4,072.16)	87,721.68	47,800.00	(39,921.68)	57,200.00
06320-000 Staffing (Admin & Maint)	420.00	83.33	(336.67)	765.00	583.31	(181.69)	1,000.00
06410-000 Refuse Removal	0.00	0.00	0.00	375.27	366.00	(9.27)	732.00
06415-000 Electricity & Gas	2,053.52	2,075.00	21.48	16,169.03	15,610.00	(559.03)	26,285.00
06420-000 Water	5,085.58	3,800.00	(1,285.58)	19,380.46	16,532.00	(2,848.46)	35,352.00
06425-000 Sewer	7,744.86	7,530.24	(214.62)	52,905.22	52,332.66	(572.56)	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)	74,805.35	73,719.17	(1,086.18)	126,375.72
06450-000 Internet Fees	1,738.58	1,738.58	0.00	12,245.14	12,170.06	(75.08)	21,680.00
06455-000 Technical Services	685.73	580.00	(105.73)	3,684.03	3,966.00	281.97	6,800.00
06610-000 Pool & Hot Tub	1,407.43	1,500.00	92.57	8,831.91	6,470.00	(2,361.91)	12,170.00
06611-000 Fitness Center	783.67	400.00	(383.67)	1,920.95	2,150.00	229.05	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	160,416.62	160,416.62	0.00	275,000.00
06621-900 Capital Expenses	63,597.75	0.00	(63,597.75)	155,473.25	15,000.00	(140,473.25)	15,000.00
06626-000 Postage	11.25	50.00	38.75	1,573.24	1,950.00	376.76	2,210.00
06630-000 Repairs and Maintenance	0.00	1,500.00	1,500.00	1,856.70	6,329.00	4,472.30	11,561.00
06635-000 Special Projects	6,690.85	0.00	(6,690.85)	7,650.85	0.00	(7,650.85)	0.00
06810-000 Commons Mowing	6,751.80	8,470.00	1,718.20	25,627.71	20,328.00	(5,299.71)	47,432.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	2,996.93	1,325.78	(1,671.15)	3,977.34
06830-000 Commons Turf Spraying	751.42	152.45	(598.97)	1,574.71	655.77	(918.94)	2,414.86
06843-000 Tree Program	0.00	0.00	0.00	3,095.21	4,063.80	968.59	4,063.80
06844-000 Insect Control	97.74	125.00	27.26	332.20	625.00	292.80	1,250.00
06850-000 Flowers	0.00	0.00	0.00	1,963.49	1,760.00	(203.49)	2,060.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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	836.61	1,250.00	413.39	3,882.97	1,950.00	(1,932.97)	4,750.00
06890-000 Misc. Landscape	137.76	337.14	199.38	2,172.01	674.28	(1,497.73)	3,058.57
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	137.61	137.61	275.22
06900-000 Web Fees	20.97	0.00	(20.97)	20.97	0.00	(20.97)	160.00
07505-000 Management Fee	3,696.00	3,696.00	0.00	25,872.00	25,872.00	0.00	44,352.00
07515-000 Income Tax	0.00	0.00	0.00	(564.00)	3,433.00	3,997.00	4,433.00
<b>Expense Total</b>	<b>146,060.23</b>	<b>72,635.71</b>	<b>(73,424.52)</b>	<b>690,373.95</b>	<b>496,768.73</b>	<b>(193,605.22)</b>	<b>839,980.06</b>
<b>Total Expense</b>	<b>146,060.23</b>	<b>72,635.71</b>	<b>(73,424.52)</b>	<b>690,373.95</b>	<b>496,768.73</b>	<b>(193,605.22)</b>	<b>839,980.06</b>
<b>Net Income</b>	<b>(53,097.59)</b>	<b>19,755.10</b>	<b>(72,852.69)</b>	<b>138,303.67</b>	<b>149,966.94</b>	<b>(11,663.27)</b>	<b>268,709.74</b>

# Big Trout Condominium Assoc.

Run Date: 08/16/2023

Run Time: 11:18 AM

## INCOME STATEMENT

Main

Start: 07/01/2023 | End: 07/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	65,750.00	68,647.04	(2,897.04)	499,439.31	480,529.28	18,910.03	823,764.48
05014-000 Transfer Fee	1,000.00	0.00	1,000.00	1,300.00	0.00	1,300.00	0.00
05020-000 Late Charges	106.23	100.00	6.23	1,016.23	700.00	316.23	1,200.00
05021-000 Late Interest	20.61	25.00	(4.39)	206.01	175.00	31.01	300.00
05025-000 NSF Income	(80.00)	0.00	(80.00)	(40.00)	0.00	(40.00)	0.00
05026-000 Fine Income	56.16	0.00	56.16	248.16	0.00	248.16	0.00
05032-000 Lien Income	50.00	0.00	50.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	(2,474.00)	0.00	(2,474.00)	2,374.00	0.00	2,374.00	0.00
05050-000 Interest Income	1.84	2.11	(0.27)	13.88	14.77	(0.89)	25.32
<b>Income Total</b>	<b>64,430.84</b>	<b>68,774.15</b>	<b>(4,343.31)</b>	<b>504,657.59</b>	<b>481,419.05</b>	<b>23,238.54</b>	<b>825,289.80</b>
<b>Total Income</b>	<b>64,430.84</b>	<b>68,774.15</b>	<b>(4,343.31)</b>	<b>504,657.59</b>	<b>481,419.05</b>	<b>23,238.54</b>	<b>825,289.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	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	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	8,135.42	8,400.00	264.58	14,400.00
06310-000 Insurance Expense	8,772.16	4,700.00	(4,072.16)	87,721.68	47,800.00	(39,921.68)	57,200.00
06320-000 Staffing (Admin & Maint)	420.00	83.33	(336.67)	765.00	583.31	(181.69)	1,000.00
06410-000 Refuse Removal	0.00	0.00	0.00	375.27	366.00	(9.27)	732.00
06415-000 Electricity & Gas	2,053.52	2,075.00	21.48	16,169.03	15,610.00	(559.03)	26,285.00
06420-000 Water	5,085.58	3,800.00	(1,285.58)	19,380.46	16,532.00	(2,848.46)	35,352.00
06425-000 Sewer	7,744.86	7,530.24	(214.62)	52,905.22	52,332.66	(572.56)	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)	74,805.35	73,719.17	(1,086.18)	126,375.72
06450-000 Internet Fees	1,738.58	1,738.58	0.00	12,245.14	12,170.06	(75.08)	21,680.00
06455-000 Technical Services	685.73	580.00	(105.73)	3,684.03	3,966.00	281.97	6,800.00
06610-000 Pool & Hot Tub	1,407.43	1,500.00	92.57	8,831.91	6,470.00	(2,361.91)	12,170.00
06611-000 Fitness Center	783.67	400.00	(383.67)	1,920.95	2,150.00	229.05	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	160,416.62	160,416.62	0.00	275,000.00
06626-000 Postage	11.25	50.00	38.75	1,573.24	1,950.00	376.76	2,210.00
06630-000 Repairs and Maintenance	0.00	1,500.00	1,500.00	1,856.70	6,329.00	4,472.30	11,561.00
06635-000 Special Projects	6,690.85	0.00	(6,690.85)	7,650.85	0.00	(7,650.85)	0.00
06810-000 Commons Mowing	6,751.80	8,470.00	1,718.20	25,627.71	20,328.00	(5,299.71)	47,432.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	2,996.93	1,325.78	(1,671.15)	3,977.34
06830-000 Commons Turf Spraying	751.42	152.45	(598.97)	1,574.71	655.77	(918.94)	2,414.86
06843-000 Tree Program	0.00	0.00	0.00	3,095.21	4,063.80	968.59	4,063.80
06844-000 Insect Control	97.74	125.00	27.26	332.20	625.00	292.80	1,250.00
06850-000 Flowers	0.00	0.00	0.00	1,963.49	1,760.00	(203.49)	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	836.61	1,250.00	413.39	3,882.97	1,950.00	(1,932.97)	4,750.00
06890-000 Misc. Landscape	137.76	337.14	199.38	2,172.01	674.28	(1,497.73)	3,058.57

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	137.61	137.61	275.22
06900-000 Web Fees	20.97	0.00	(20.97)	20.97	0.00	(20.97)	160.00
07505-000 Management Fee	3,696.00	3,696.00	0.00	25,872.00	25,872.00	0.00	44,352.00
07515-000 Income Tax	0.00	0.00	0.00	(564.00)	3,433.00	3,997.00	4,433.00
<b>Expense Total</b>	<b>82,462.48</b>	<b>72,635.71</b>	<b>(9,826.77)</b>	<b>534,900.70</b>	<b>481,768.73</b>	<b>(53,131.97)</b>	<b>824,980.06</b>
<b>Total Expense</b>	<b>82,462.48</b>	<b>72,635.71</b>	<b>(9,826.77)</b>	<b>534,900.70</b>	<b>481,768.73</b>	<b>(53,131.97)</b>	<b>824,980.06</b>
<b>Net Income</b>	<b>(18,031.64)</b>	<b>(3,861.56)</b>	<b>(14,170.08)</b>	<b>(30,243.11)</b>	<b>(349.68)</b>	<b>(29,893.43)</b>	<b>309.74</b>

# Big Trout Condominium Assoc.

Run Date: 08/16/2023

Run Time: 11:18 AM

## INCOME STATEMENT

Capital Reserves

Start: 07/01/2023 | End: 07/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	22,916.66	22,916.66	0.00	160,416.62	160,416.62	0.00	275,000.00
05045-900 Initiation Fees - Capital Rese...	4,848.00	0.00	4,848.00	7,830.00	0.00	7,830.00	0.00
05050-900 Interest Income - Capital Rese...	767.14	700.00	67.14	2,647.12	4,900.00	(2,252.88)	8,400.00
05100-900 Misc. Income - Reserves	0.00	0.00	0.00	153,126.29	0.00	153,126.29	0.00
<b>Income Total</b>	<b>28,531.80</b>	<b>23,616.66</b>	<b>4,915.14</b>	<b>324,020.03</b>	<b>165,316.62</b>	<b>158,703.41</b>	<b>283,400.00</b>

<b>Total Income</b>	<b>28,531.80</b>	<b>23,616.66</b>	<b>4,915.14</b>	<b>324,020.03</b>	<b>165,316.62</b>	<b>158,703.41</b>	<b>283,400.00</b>
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### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	63,597.75	0.00	(63,597.75)	155,473.25	15,000.00	(140,473.25)	15,000.00
<b>Expense Total</b>	<b>63,597.75</b>	<b>0.00</b>	<b>(63,597.75)</b>	<b>155,473.25</b>	<b>15,000.00</b>	<b>(140,473.25)</b>	<b>15,000.00</b>

<b>Total Expense</b>	<b>63,597.75</b>	<b>0.00</b>	<b>(63,597.75)</b>	<b>155,473.25</b>	<b>15,000.00</b>	<b>(140,473.25)</b>	<b>15,000.00</b>
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<b>Net Income</b>	<b>(35,065.95)</b>	<b>23,616.66</b>	<b>(58,682.61)</b>	<b>168,546.78</b>	<b>150,316.62</b>	<b>18,230.16</b>	<b>268,400.00</b>
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