

# Big Trout Condominium Assoc.

Run Date: 10/29/2021  
Run Time: 06:15 PM

## BALANCE SHEET As of: 09/30/2021 Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01001-000	Banner - Operating Account	\$1,589.69
01003-000	Banner - Working Capital Acct	\$226,284.13
01007-000	STCU Cert of Deposit	\$269,081.27
01008-000	GESA Cert of Deposit	\$268,879.99
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	(\$228,404.75)
	<b>TOTAL ASSETS</b>	<b>\$849,797.60</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	\$963,395.65
	Current Year Net Income/(Loss)	(\$113,598.05)
	<b>TOTAL EQUITY</b>	<b>\$849,797.60</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$849,797.60</b>

# Big Trout Condominium Assoc.

## INCOME STATEMENT

Start: 09/01/2021 | End: 09/30/2021

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve	16,200.00	16,200.00	0.00	145,800.00	145,800.00	0.00	194,400.00
Income							
05010-000 Dues	50,713.02	56,000.00	(5,286.98)	508,856.53	504,000.00	4,856.53	672,000.00
05014-000 Transfer Fee	70.00	0.00	70.00	170.00	0.00	170.00	0.00
05020-000 Late Charges	0.00	125.00	(125.00)	146.18	500.00	(353.82)	875.00
05021-000 Late Interest	0.00	25.00	(25.00)	207.82	100.00	107.82	175.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-900 Interest Income - Capital Reserves	1,350.88	1,416.67	(65.79)	12,031.17	12,750.03	(718.86)	17,000.00
05100-000 Misc. Income	0.00	0.00	0.00	2,406.86	0.00	2,406.86	0.00
<b>Total</b>	<b>68,333.90</b>	<b>73,766.67</b>	<b>(5,432.77)</b>	<b>669,668.56</b>	<b>663,150.03</b>	<b>6,518.53</b>	<b>884,450.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	0.00	112.50	112.50	150.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	91.06	60.00	(31.06)	60.00
06305-000 Accounting	0.00	0.00	0.00	250.00	3,700.00	3,450.00	3,700.00
06306-000 Legal	0.00	100.00	100.00	0.00	300.00	300.00	400.00
06310-000 Insurance Expense	4,442.89	4,330.00	(112.89)	53,322.00	51,493.00	(1,829.00)	51,493.00
06320-000 Staffing (Admin & Maint)	0.00	83.33	83.33	42.47	749.97	707.50	1,000.00
06330-000 Bank Charges	102.61	45.00	(57.61)	499.04	380.00	(119.04)	500.00
06410-000 Refuse Removal	175.13	175.00	(0.13)	711.44	525.00	(186.44)	700.00
06415-000 Electricity & Gas	2,004.71	2,075.00	70.29	17,123.84	19,560.00	2,436.16	26,285.00
06420-000 Water	4,262.76	4,590.00	327.24	23,708.45	22,950.00	(758.45)	32,538.00
06425-000 Sewer	6,791.16	6,791.21	0.05	60,797.07	60,797.50	0.43	81,171.13
06440-000 Street Maintenance	0.00	375.00	375.00	918.84	1,125.00	206.16	1,500.00
06445-000 Cable	9,634.21	9,983.45	349.24	86,697.85	89,851.05	3,153.20	119,801.40
06450-000 Internet Fees	1,655.80	1,715.00	59.20	14,863.42	15,435.00	571.58	21,680.00
06455-000 Technical Services	686.07	574.00	(112.07)	3,693.04	5,120.00	1,426.96	6,800.00
06610-000 Pool & Hot Tub	725.28	1,600.00	874.72	7,816.27	8,700.00	883.73	11,200.00
06611-000 Fitness Center	234.55	400.00	165.45	3,025.74	2,900.00	(125.74)	4,000.00
06615-000 Snow Removal	0.00	0.00	0.00	6,214.33	10,500.00	4,285.67	12,000.00
06620-000 Building Replace Reserve	16,200.00	16,200.00	0.00	145,800.00	145,800.00	0.00	194,400.00
06621-900 Capital Expenses	67,304.61	16,000.00	(51,304.61)	281,268.36	23,500.00	(257,768.36)	302,000.00
06625-000 Supplies	0.00	0.00	0.00	0.00	100.00	100.00	100.00
06626-000 Postage	0.00	70.00	70.00	1,788.11	1,670.00	(118.11)	2,070.00
06630-000 Repairs and Maintenance	464.35	1,175.00	710.65	3,492.78	8,475.00	4,982.22	10,000.00
06631-000 Fence Repair	0.00	0.00	0.00	0.00	125.00	125.00	250.00
06635-000 Special Projects	0.00	0.00	0.00	833.82	0.00	(833.82)	0.00
06810-000 Commons Mowing	3,432.52	3,430.87	(1.65)	16,741.54	17,150.70	409.16	24,013.65
06820-000 Commons Fertilizing	0.00	0.00	0.00	1,860.02	1,861.16	1.14	2,791.73
06830-000 Commons Turf	1,642.22	0.00	(1,642.22)	2,239.00	730.20	(1,508.80)	1,925.58

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Spraying</b>							
06843-000 Tree Program	0.00	0.00	0.00	5,260.97	2,700.00	(2,560.97)	2,700.00
06844-000 Insect Control	0.00	125.00	125.00	442.47	875.00	432.53	1,250.00
06850-000 Flowers	0.00	0.00	0.00	1,168.24	1,710.00	541.76	1,810.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	426.89	429.32	2.43	1,055.11
06880-000 Landscape Labor	268.57	1,500.00	1,231.43	2,250.71	5,700.00	3,449.29	6,000.00
06890-000 Misc. Landscape	40.30	40.70	0.40	1,183.39	686.40	(496.99)	1,827.10
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	57.70	57.70	115.45
06900-000 Web Fees	0.00	0.00	0.00	18.45	50.00	31.55	100.00
07505-000 Management Fee	3,360.00	3,360.00	0.00	30,240.00	30,240.00	0.00	40,320.00
07515-000 Income Tax	1,211.00	0.00	(1,211.00)	8,477.00	5,000.00	(3,477.00)	5,000.00
<b>Total</b>	<b>124,638.74</b>	<b>74,738.56</b>	<b>(49,900.18)</b>	<b>783,266.61</b>	<b>541,119.50</b>	<b>(242,147.11)</b>	<b>972,707.15</b>
<b>Net Income</b>	<b>(56,304.84)</b>	<b>(971.89)</b>	<b>(55,332.95)</b>	<b>(113,598.05)</b>	<b>122,030.53</b>	<b>(235,628.58)</b>	<b>(88,257.15)</b>

# Big Trout Condominium Assoc.

## INCOME STATEMENT

Main

Start: 09/01/2021 | End: 09/30/2021

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	50,713.02	56,000.00	(5,286.98)	508,856.53	504,000.00	4,856.53	672,000.00
05014-000 Transfer Fee	70.00	0.00	70.00	170.00	0.00	170.00	0.00
05020-000 Late Charges	0.00	125.00	(125.00)	146.18	500.00	(353.82)	875.00
05021-000 Late Interest	0.00	25.00	(25.00)	207.82	100.00	107.82	175.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05100-000 Misc. Income	0.00	0.00	0.00	2,406.86	0.00	2,406.86	0.00
<b>Total</b>	<b>50,783.02</b>	<b>56,150.00</b>	<b>(5,366.98)</b>	<b>511,837.39</b>	<b>504,600.00</b>	<b>7,237.39</b>	<b>673,050.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	0.00	112.50	112.50	150.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	91.06	60.00	(31.06)	60.00
06305-000 Accounting	0.00	0.00	0.00	250.00	3,700.00	3,450.00	3,700.00
06306-000 Legal	0.00	100.00	100.00	0.00	300.00	300.00	400.00
06310-000 Insurance Expense	4,442.89	4,330.00	(112.89)	53,322.00	51,493.00	(1,829.00)	51,493.00
06320-000 Staffing (Admin & Maint)	0.00	83.33	83.33	42.47	749.97	707.50	1,000.00
06330-000 Bank Charges	102.61	45.00	(57.61)	499.04	380.00	(119.04)	500.00
06410-000 Refuse Removal	175.13	175.00	(0.13)	711.44	525.00	(186.44)	700.00
06415-000 Electricity & Gas	2,004.71	2,075.00	70.29	17,123.84	19,560.00	2,436.16	26,285.00
06420-000 Water	4,262.76	4,590.00	327.24	23,708.45	22,950.00	(758.45)	32,538.00
06425-000 Sewer	6,791.16	6,791.21	0.05	60,797.07	60,797.50	0.43	81,171.13
06440-000 Street Maintenance	0.00	375.00	375.00	918.84	1,125.00	206.16	1,500.00
06445-000 Cable	9,634.21	9,983.45	349.24	86,697.85	89,851.05	3,153.20	119,801.40
06450-000 Internet Fees	1,655.80	1,715.00	59.20	14,863.42	15,435.00	571.58	21,680.00
06455-000 Technical Services	686.07	574.00	(112.07)	3,693.04	5,120.00	1,426.96	6,800.00
06610-000 Pool & Hot Tub	725.28	1,600.00	874.72	7,816.27	8,700.00	883.73	11,200.00
06611-000 Fitness Center	234.55	400.00	165.45	3,025.74	2,900.00	(125.74)	4,000.00
06615-000 Snow Removal	0.00	0.00	0.00	6,214.33	10,500.00	4,285.67	12,000.00
06620-000 Building Replace Reserve	16,200.00	16,200.00	0.00	145,800.00	145,800.00	0.00	194,400.00
06625-000 Supplies	0.00	0.00	0.00	0.00	100.00	100.00	100.00
06626-000 Postage	0.00	70.00	70.00	1,788.11	1,670.00	(118.11)	2,070.00
06630-000 Repairs and Maintenance	464.35	1,175.00	710.65	3,492.78	8,475.00	4,982.22	10,000.00
06631-000 Fence Repair	0.00	0.00	0.00	0.00	125.00	125.00	250.00
06635-000 Special Projects	0.00	0.00	0.00	833.82	0.00	(833.82)	0.00
06810-000 Commons Mowing	3,432.52	3,430.87	(1.65)	16,741.54	17,150.70	409.16	24,013.65
06820-000 Commons Fertilizing	0.00	0.00	0.00	1,860.02	1,861.16	1.14	2,791.73
06830-000 Commons Turf Spraying	1,642.22	0.00	(1,642.22)	2,239.00	730.20	(1,508.80)	1,925.58
06843-000 Tree Program	0.00	0.00	0.00	5,260.97	2,700.00	(2,560.97)	2,700.00
06844-000 Insect Control	0.00	125.00	125.00	442.47	875.00	432.53	1,250.00
06850-000 Flowers	0.00	0.00	0.00	1,168.24	1,710.00	541.76	1,810.00

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	426.89	429.32	2.43	1,055.11
06880-000 Landscape Labor	268.57	1,500.00	1,231.43	2,250.71	5,700.00	3,449.29	6,000.00
06890-000 Misc. Landscape	40.30	40.70	0.40	1,183.39	686.40	(496.99)	1,827.10
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	57.70	57.70	115.45
06900-000 Web Fees	0.00	0.00	0.00	18.45	50.00	31.55	100.00
07505-000 Management Fee	3,360.00	3,360.00	0.00	30,240.00	30,240.00	0.00	40,320.00
07515-000 Income Tax	1,211.00	0.00	(1,211.00)	8,477.00	5,000.00	(3,477.00)	5,000.00
<b>Total</b>	<b>57,334.13</b>	<b>58,738.56</b>	<b>1,404.43</b>	<b>501,998.25</b>	<b>517,619.50</b>	<b>15,621.25</b>	<b>670,707.15</b>
<b>Net Income</b>	<b>(6,551.11)</b>	<b>(2,588.56)</b>	<b>(3,962.55)</b>	<b>9,839.14</b>	<b>(13,019.50)</b>	<b>22,858.64</b>	<b>2,342.85</b>

# Big Trout Condominium Assoc.

## INCOME STATEMENT

Capital Reserves

Start: 09/01/2021 | End: 09/30/2021

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Income	16,200.00	16,200.00	0.00	145,800.00	145,800.00	0.00	194,400.00
05050-900 Interest Income - Capital Reserves	1,350.88	1,416.67	(65.79)	12,031.17	12,750.03	(718.86)	17,000.00
<b>Total</b>	<b>17,550.88</b>	<b>17,616.67</b>	<b>(65.79)</b>	<b>157,831.17</b>	<b>158,550.03</b>	<b>(718.86)</b>	<b>211,400.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06621-900 Capital Expenses	67,304.61	16,000.00	(51,304.61)	281,268.36	23,500.00	(257,768.36)	302,000.00
<b>Total</b>	<b>67,304.61</b>	<b>16,000.00</b>	<b>(51,304.61)</b>	<b>281,268.36</b>	<b>23,500.00</b>	<b>(257,768.36)</b>	<b>302,000.00</b>
<b>Net Income</b>	<b>(49,753.73)</b>	<b>1,616.67</b>	<b>(51,370.40)</b>	<b>(123,437.19)</b>	<b>135,050.03</b>	<b>(258,487.22)</b>	<b>(90,600.00)</b>