

Big Trout Condominium Assoc.

Run Date: 12/09/2022

Run Time: 12:35 PM

BALANCE SHEET As of: 11/30/2022

Assets

Account #	Account Name	Total
01011-000	Alliance Bank - Operating	\$77,316.91
01013-000	Alliance Bank - Reserves/WC	\$217,979.93
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	(\$244,769.33)
	TOTAL ASSETS	<u>\$362,894.78</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$677,110.42
	Current Year Net Income/(Loss)	(\$314,215.64)
	TOTAL EQUITY	<u>\$362,894.78</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$362,894.78</u>

Big Trout Condominium Assoc.

Run Date: 12/09/2022

Run Time: 12:35 PM

INCOME STATEMENT

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Income	16,667.00	16,667.00	0.00	183,337.00	183,337.00	0.00	200,004.00
05010-000 Dues	56,929.58	59,063.20	(2,133.62)	640,796.96	649,695.20	(8,898.24)	708,758.40
05014-000 Transfer Fee	0.00	0.00	0.00	(200.00)	0.00	(200.00)	0.00
05020-000 Late Charges	160.00	125.00	35.00	1,053.77	750.00	303.77	875.00
05021-000 Late Interest	0.00	25.00	(25.00)	106.89	150.00	(43.11)	175.00
05026-000 Fine Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05050-000 Interest Income	2.17	0.00	2.17	24.74	0.00	24.74	0.00
05050-900 Interest Income - Capital Reserves	47.35	815.00	(767.65)	8,123.66	8,965.00	(841.34)	9,780.00
05100-900 Misc. Income - Reserves	50,000.00	0.00	50,000.00	50,000.00	0.00	50,000.00	0.00
Total	123,806.10	76,695.20	47,110.90	883,643.02	842,897.20	40,745.82	919,592.40

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	2,112.57	0.00	(2,112.57)	2,112.57	150.00	(1,962.57)	150.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	127.56	60.00	(67.56)	60.00
06305-000 Accounting	3,500.00	0.00	(3,500.00)	3,750.00	3,700.00	(50.00)	3,700.00
06306-000 Legal	0.00	0.00	0.00	0.00	300.00	300.00	400.00
06307-000 Security Services	1,173.06	0.00	(1,173.06)	8,135.42	0.00	(8,135.42)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	200.00	0.00	(200.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	56,753.00	54,400.00	(2,353.00)	54,400.00
06320-000 Staffing (Admin & Maint)	0.00	83.33	83.33	495.00	916.63	421.63	1,000.00
06330-000 Bank Charges	0.00	40.00	40.00	4,221.39	590.00	(3,631.39)	630.00
06410-000 Refuse Removal	0.00	0.00	0.00	543.63	540.00	(3.63)	720.00
06415-000 Electricity & Gas	1,843.30	1,975.00	131.70	22,925.42	23,710.00	784.58	26,285.00
06420-000 Water	2,865.67	2,550.00	(315.67)	29,025.92	32,370.00	3,344.08	34,870.00
06425-000 Sewer	7,151.22	7,151.15	(0.07)	78,303.36	78,302.71	(0.65)	85,453.86
06440-000 Street Maintenance	0.00	0.00	0.00	38.12	1,125.00	1,086.88	1,500.00
06445-000 Cable	10,128.72	9,983.45	(145.27)	111,398.70	109,817.95	(1,580.75)	119,801.40
06450-000 Internet Fees	1,738.58	1,715.00	(23.58)	19,124.39	18,865.00	(259.39)	21,680.00
06455-000 Technical Services	800.00	560.00	(240.00)	4,708.95	6,240.00	1,531.05	6,800.00
06610-000 Pool & Hot Tub	852.44	700.00	(152.44)	14,541.00	10,200.00	(4,341.00)	11,200.00
06611-000 Fitness Center	132.02	350.00	217.98	3,142.37	3,600.00	457.63	4,000.00
06615-000 Snow Removal	0.00	0.00	0.00	9,322.41	10,500.00	1,177.59	12,000.00
06620-000 Building Replace Reserve	16,667.00	16,667.00	0.00	183,337.00	183,337.00	0.00	200,004.00
06621-900 Capital Expenses	0.00	143,269.00	143,269.00	525,197.91	453,550.05	(71,647.86)	561,050.05
06625-000 Supplies	0.00	0.00	0.00	0.00	100.00	100.00	100.00
06626-000 Postage	293.55	50.00	(243.55)	1,975.66	2,170.00	194.34	2,210.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06630-000 Repairs and Maintenance	1,778.65	175.00	(1,603.65)	10,398.17	9,825.00	(573.17)	10,000.00
06631-000 Fence Repair	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06635-000 Special Projects	78.75	0.00	(78.75)	1,902.08	0.00	(1,902.08)	0.00
06810-000 Commons Mowing	6,468.68	3,136.32	(3,332.36)	42,835.91	40,772.16	(2,063.75)	43,908.48
06820-000 Commons Fertilizing	1,525.69	0.00	(1,525.69)	4,273.50	3,682.74	(590.76)	3,682.74
06830-000 Commons Turf Spraying	932.07	0.00	(932.07)	1,680.37	2,280.38	600.01	2,280.38
06843-000 Tree Program	0.00	0.00	0.00	6,350.16	2,486.00	(3,864.16)	2,486.00
06844-000 Insect Control	0.00	125.00	125.00	468.98	1,125.00	656.02	1,250.00
06850-000 Flowers	107.82	0.00	(107.82)	1,884.66	1,810.00	(74.66)	1,810.00
06860-000 Sprinkler Turn On/Off	837.99	837.99	0.00	1,318.24	1,318.24	0.00	1,318.24
06880-000 Landscape Labor	247.72	100.00	(147.72)	2,749.10	4,750.00	2,000.90	4,750.00
06890-000 Misc. Landscape	0.00	1,784.00	1,784.00	1,707.89	2,588.00	880.11	2,588.00
06891-000 Swale Maintenance	0.00	127.41	127.41	0.00	254.82	254.82	254.82
06900-000 Web Fees	0.00	0.00	0.00	156.82	180.00	23.18	180.00
07505-000 Management Fee	3,584.00	3,584.00	0.00	39,200.00	39,424.00	224.00	43,008.00
07515-000 Income Tax	0.00	0.00	0.00	3,553.00	3,646.00	93.00	4,858.00
Total	64,819.50	194,963.65	130,144.15	1,197,858.66	1,108,936.68	(88,921.98)	1,270,638.97
Net Income	58,986.60	(118,268.45)	177,255.05	(314,215.64)	(266,039.48)	(48,176.16)	(351,046.57)

Big Trout Condominium Assoc.

Run Date: 12/09/2022

Run Time: 12:35 PM

INCOME STATEMENT

Main

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	56,929.58	59,063.20	(2,133.62)	640,796.96	649,695.20	(8,898.24)	708,758.40
05014-000 Transfer Fee	0.00	0.00	0.00	(200.00)	0.00	(200.00)	0.00
05020-000 Late Charges	160.00	125.00	35.00	1,053.77	750.00	303.77	875.00
05021-000 Late Interest	0.00	25.00	(25.00)	106.89	150.00	(43.11)	175.00
05026-000 Fine Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05050-000 Interest Income	2.17	0.00	2.17	24.74	0.00	24.74	0.00
Total	57,091.75	59,213.20	(2,121.45)	642,182.36	650,595.20	(8,412.84)	709,808.40

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	2,112.57	0.00	(2,112.57)	2,112.57	150.00	(1,962.57)	150.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	127.56	60.00	(67.56)	60.00
06305-000 Accounting	3,500.00	0.00	(3,500.00)	3,750.00	3,700.00	(50.00)	3,700.00
06306-000 Legal	0.00	0.00	0.00	0.00	300.00	300.00	400.00
06307-000 Security Services	1,173.06	0.00	(1,173.06)	8,135.42	0.00	(8,135.42)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	200.00	0.00	(200.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	56,753.00	54,400.00	(2,353.00)	54,400.00
06320-000 Staffing (Admin & Maint)	0.00	83.33	83.33	495.00	916.63	421.63	1,000.00
06330-000 Bank Charges	0.00	40.00	40.00	4,221.39	590.00	(3,631.39)	630.00
06410-000 Refuse Removal	0.00	0.00	0.00	543.63	540.00	(3.63)	720.00
06415-000 Electricity & Gas	1,843.30	1,975.00	131.70	22,925.42	23,710.00	784.58	26,285.00
06420-000 Water	2,865.67	2,550.00	(315.67)	29,025.92	32,370.00	3,344.08	34,870.00
06425-000 Sewer	7,151.22	7,151.15	(0.07)	78,303.36	78,302.71	(0.65)	85,453.86
06440-000 Street Maintenance	0.00	0.00	0.00	38.12	1,125.00	1,086.88	1,500.00
06445-000 Cable	10,128.72	9,983.45	(145.27)	111,398.70	109,817.95	(1,580.75)	119,801.40
06450-000 Internet Fees	1,738.58	1,715.00	(23.58)	19,124.39	18,865.00	(259.39)	21,680.00
06455-000 Technical Services	800.00	560.00	(240.00)	4,708.95	6,240.00	1,531.05	6,800.00
06610-000 Pool & Hot Tub	852.44	700.00	(152.44)	14,541.00	10,200.00	(4,341.00)	11,200.00
06611-000 Fitness Center	132.02	350.00	217.98	3,142.37	3,600.00	457.63	4,000.00
06615-000 Snow Removal	0.00	0.00	0.00	9,322.41	10,500.00	1,177.59	12,000.00
06620-000 Building Replace Reserve	16,667.00	16,667.00	0.00	183,337.00	183,337.00	0.00	200,004.00
06625-000 Supplies	0.00	0.00	0.00	0.00	100.00	100.00	100.00
06626-000 Postage	293.55	50.00	(243.55)	1,975.66	2,170.00	194.34	2,210.00
06630-000 Repairs and Maintenance	1,778.65	175.00	(1,603.65)	10,398.17	9,825.00	(573.17)	10,000.00
06631-000 Fence Repair	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06635-000 Special Projects	78.75	0.00	(78.75)	1,902.08	0.00	(1,902.08)	0.00
06810-000 Commons Mowing	6,468.68	3,136.32	(3,332.36)	42,835.91	40,772.16	(2,063.75)	43,908.48
06820-000 Commons Fertilizing	1,525.69	0.00	(1,525.69)	4,273.50	3,682.74	(590.76)	3,682.74

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06830-000 Commons Turf Spraying	932.07	0.00	(932.07)	1,680.37	2,280.38	600.01	2,280.38
06843-000 Tree Program	0.00	0.00	0.00	6,350.16	2,486.00	(3,864.16)	2,486.00
06844-000 Insect Control	0.00	125.00	125.00	468.98	1,125.00	656.02	1,250.00
06850-000 Flowers	107.82	0.00	(107.82)	1,884.66	1,810.00	(74.66)	1,810.00
06860-000 Sprinkler Turn On/Off	837.99	837.99	0.00	1,318.24	1,318.24	0.00	1,318.24
06880-000 Landscape Labor	247.72	100.00	(147.72)	2,749.10	4,750.00	2,000.90	4,750.00
06890-000 Misc. Landscape	0.00	1,784.00	1,784.00	1,707.89	2,588.00	880.11	2,588.00
06891-000 Swale Maintenance	0.00	127.41	127.41	0.00	254.82	254.82	254.82
06900-000 Web Fees	0.00	0.00	0.00	156.82	180.00	23.18	180.00
07505-000 Management Fee	3,584.00	3,584.00	0.00	39,200.00	39,424.00	224.00	43,008.00
07515-000 Income Tax	0.00	0.00	0.00	3,553.00	3,646.00	93.00	4,858.00
Total	64,819.50	51,694.65	(13,124.85)	672,660.75	655,386.63	(17,274.12)	709,588.92
Net Income	(7,727.75)	7,518.55	(15,246.30)	(30,478.39)	(4,791.43)	(25,686.96)	219.48

Big Trout Condominium Assoc.

Run Date: 12/09/2022

Run Time: 12:35 PM

INCOME STATEMENT

Capital Reserves

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Income	16,667.00	16,667.00	0.00	183,337.00	183,337.00	0.00	200,004.00
05050-900 Interest Income - Capital Reserves	47.35	815.00	(767.65)	8,123.66	8,965.00	(841.34)	9,780.00
05100-900 Misc. Income - Reserves	50,000.00	0.00	50,000.00	50,000.00	0.00	50,000.00	0.00
Total	66,714.35	17,482.00	49,232.35	241,460.66	192,302.00	49,158.66	209,784.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06621-900 Capital Expenses	0.00	143,269.00	143,269.00	525,197.91	453,550.05	(71,647.86)	561,050.05
Total	0.00	143,269.00	143,269.00	525,197.91	453,550.05	(71,647.86)	561,050.05

Net Income	66,714.35	(125,787.00)	192,501.35	(283,737.25)	(261,248.05)	(22,489.20)	(351,266.05)
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