

Big Trout Condominium Association

Balance Sheet
As of 12/31/18

ASSETS

1001-000	Banner - Operating Account	\$ 38,931.75 ✓	
1003-000	Banner - Working Capital Acct	713,923.03 ✓	
1200-000	Fitness Equipment	4,342.56	
1201-000	Outdoor Common Areas	245,468.76	
1202-000	Equipment and Fixtures	7,105.95	
1203-000	Land	55,450.00	
1250-000	Accumulation Deprec	(179,311.01)	
	TOTAL ASSETS	<hr/>	\$ 885,911.04 ✓ =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.	<hr/>	\$.00
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EQUITY:

3900-000	Retained Earnings	\$ 787,129.58	
	Current Year Net Income/(Loss)	98,781.46 ✓	
	Subtotal Equity	<hr/>	\$ 885,911.04
	TOTAL LIABILITIES & EQUITY		\$ 885,911.04 ✓ =====

Big Trout Condominium Association

Income/Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
05000-900	Capital Reserve Income	10,695.00	10,695.00	.00	128,340.00	128,340.00	.00	128,340.00
05010-000	Dues	58,697.62	56,108.80	2,588.82	618,800.88	615,148.80	3,652.08	615,148.80
05014-000	Transfer Fee	.00	.00	.00	100.00	.00	100.00	.00
05020-000	Late Charges	17.58	125.00	(107.42)	442.58	1,500.00	(1,057.42)	1,500.00
05021-000	Late Interest	.85	25.00	(24.15)	41.24	300.00	(258.76)	300.00
05026-000	Fine Income	.00	.00	.00	150.00	.00	150.00	.00
05032-000	Lien Income	(100.00)	.00	(100.00)	(75.00)	.00	(75.00)	.00
05050-000	Interest Income	1,070.52	.00	1,070.52	2,735.87	.00	2,735.87	.00
05100-000	Misc. Income	.00	.00	.00	280.00	.00	280.00	.00
	Subtotal Income	70,381.57	66,953.80	3,427.77	750,815.57	745,288.80	5,526.77	745,288.80

EXPENSES

Expenses								
06120-000	Community Events	10.85	.00	(10.85)	82.50	150.00	67.50	150.00
06135-000	Board & Annual Meetings	.00	.00	.00	146.55	60.00	(86.55)	60.00
06305-000	Accounting	.00	.00	.00	200.00	200.00	.00	200.00
06306-000	Legal	99.00	.00	(99.00)	1,408.00	150.00	(1,258.00)	150.00
06310-000	Insurance Expense	.00	.00	.00	44,775.50	45,052.00	276.50	45,052.00
06320-000	Staffing (Admin & Maint)	103.33	83.37	(19.96)	1,121.73	1,000.00	(121.73)	1,000.00
06330-000	Bank Charges	345.85	40.00	(305.85)	799.80	500.00	(299.80)	500.00
06410-000	Refuse Removal	(70.16)	(28.00)	42.16	56,730.33	57,825.00	1,094.67	57,825.00
06415-000	Electricity & Gas	2,356.28	2,550.00	193.72	25,315.63	26,000.00	684.37	26,000.00
06420-000	Water	3,156.44	2,400.00	(756.44)	28,167.80	31,500.00	3,332.20	31,500.00
06425-000	Sewer	5,599.80	5,573.68	(26.12)	66,688.62	66,813.68	125.06	66,813.68
06440-000	Street Cleaning & Maintenance	.00	375.00	375.00	2,044.13	1,500.00	(544.13)	1,500.00
06445-000	Cable	10,244.24	10,281.60	37.36	122,990.20	123,379.20	389.00	123,379.20
06450-000	Internet Fees	1,540.00	2,815.00	1,275.00	18,839.04	21,680.00	2,840.96	21,680.00
06455-000	Technical Services	400.00	560.00	160.00	5,481.66	6,800.00	1,318.34	6,800.00
06610-000	Pool & Hot Tub	(578.48)	900.00	1,478.48	11,568.14	10,000.00	(1,568.14)	10,000.00
06611-000	Fitness Center	181.36	350.00	168.64	3,448.07	3,150.00	(298.07)	3,150.00
06615-000	Snow Removal	1,004.23	.00	(1,004.23)	12,100.72	7,000.00	(5,100.72)	7,000.00
06620-000	Building Replace Reserve	10,695.00	10,695.00	.00	128,340.00	128,340.00	.00	128,340.00
06621-900	Capital Expenses	3,681.14	.00	(3,681.14)	29,842.05	.00	(29,842.05)	.00
06625-000	Supplies	.00	.00	.00	.00	100.00	100.00	100.00
06626-000	Postage	62.50	40.00	(22.50)	1,890.41	1,800.00	(90.41)	1,800.00
06630-000	Repairs and Maintenance	(190.35)	175.00	365.35	9,276.99	7,000.00	(2,276.99)	7,000.00
06631-000	Fence Repair	.00	.00	.00	.00	250.00	250.00	250.00
06810-000	Commons Mowing	1,414.40	1,415.00	.60	20,508.80	19,801.00	(707.80)	19,801.00
06820-000	Commons Fertilizing	.00	.00	.00	2,301.15	2,302.00	.85	2,302.00
06830-000	Commons Turf Spraying	.00	.00	.00	1,476.97	1,300.00	(176.97)	1,300.00
06843-000	Master Tree Program	.00	.00	.00	6,260.64	2,000.00	(4,260.64)	2,000.00

Big Trout Condominium Association

Income/Expense Statement
Sub-account: 000 Main

Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
05010-000	Dues	58,697.62	56,108.80	2,588.82	618,800.88	615,148.80	3,652.08	615,148.80
05014-000	Transfer Fee	.00	.00	.00	100.00	.00	100.00	.00
05020-000	Late Charges	17.58	125.00	(107.42)	442.58	1,500.00	(1,057.42)	1,500.00
05021-000	Late Interest	.85	25.00	(24.15)	41.24	300.00	(258.76)	300.00
05026-000	Fine Income	.00	.00	.00	150.00	.00	150.00	.00
05032-000	Lien Income	(100.00)	.00	(100.00)	(75.00)	.00	(75.00)	.00
05050-000	Interest Income	1,070.52	.00	1,070.52	2,735.87	.00	2,735.87	.00
05100-000	Misc. Income	.00	.00	.00	280.00	.00	280.00	.00
	Subtotal Income	59,686.57	56,258.80	3,427.77	622,475.57	616,948.80	5,526.77	616,948.80

EXPENSES

Expenses								
06120-000	Community Events	10.85	.00	(10.85)	82.50	150.00	67.50	150.00
06135-000	Board & Annual Meetings	.00	.00	.00	146.55	60.00	(86.55)	60.00
06305-000	Accounting	.00	.00	.00	200.00	200.00	.00	200.00
06306-000	Legal	99.00	.00	(99.00)	1,408.00	150.00	(1,258.00)	150.00
06310-000	Insurance Expense	.00	.00	.00	44,775.50	45,052.00	276.50	45,052.00
06320-000	Staffing (Admin & Maint)	103.33	83.37	(19.96)	1,121.73	1,000.00	(121.73)	1,000.00
06330-000	Bank Charges	345.85	40.00	(305.85)	799.80	500.00	(299.80)	500.00
06410-000	Refuse Removal	(70.16)	(28.00)	42.16	56,730.33	57,825.00	1,094.67	57,825.00
06415-000	Electricity & Gas	2,356.28	2,550.00	193.72	25,315.63	26,000.00	684.37	26,000.00
06420-000	Water	3,156.44	2,400.00	(756.44)	28,167.80	31,500.00	3,332.20	31,500.00
06425-000	Sewer	5,599.80	5,573.68	(26.12)	66,688.62	66,813.68	125.06	66,813.68
06440-000	Street Cleaning & Maintenance	.00	375.00	375.00	2,044.13	1,500.00	(544.13)	1,500.00
06445-000	Cable	10,244.24	10,281.60	37.36	122,990.20	123,379.20	389.00	123,379.20
06450-000	Internet Fees	1,540.00	2,815.00	1,275.00	18,839.04	21,680.00	2,840.96	21,680.00
06455-000	Technical Services	400.00	560.00	160.00	5,481.66	6,800.00	1,318.34	6,800.00
06610-000	Pool & Hot Tub	(578.48)	900.00	1,478.48	11,568.14	10,000.00	(1,568.14)	10,000.00
06611-000	Fitness Center	181.36	350.00	168.64	3,448.07	3,150.00	(298.07)	3,150.00
06615-000	Snow Removal	1,004.23	.00	(1,004.23)	12,100.72	7,000.00	(5,100.72)	7,000.00
06620-000	Building Replace Reserve	10,695.00	10,695.00	.00	128,340.00	128,340.00	.00	128,340.00
06625-000	Supplies	.00	.00	.00	.00	100.00	100.00	100.00
06626-000	Postage	62.50	40.00	(22.50)	1,890.41	1,800.00	(90.41)	1,800.00
06630-000	Repairs and Maintenance	(190.35)	175.00	365.35	9,276.99	7,000.00	(2,276.99)	7,000.00
06631-000	Fence Repair	.00	.00	.00	.00	250.00	250.00	250.00
06810-000	Commons Mowing	1,414.40	1,415.00	.60	20,508.80	19,801.00	(707.80)	19,801.00
06820-000	Commons Fertilizing	.00	.00	.00	2,301.15	2,302.00	.85	2,302.00
06830-000	Commons Turf Spraying	.00	.00	.00	1,476.97	1,300.00	(176.97)	1,300.00
06843-000	Master Tree Program	.00	.00	.00	6,260.64	2,000.00	(4,260.64)	2,000.00

Big Trout Condominium Association

Income/Expense Statement
Sub-account: 900 Capital Reserve

Period: 12/01/18 to 12/31/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05000-900	Capital Reserve Income	10,695.00	10,695.00	.00	128,340.00	128,340.00	.00	128,340.00
	Subtotal Income	<u>10,695.00</u>	<u>10,695.00</u>	<u>.00</u>	<u>128,340.00</u>	<u>128,340.00</u>	<u>.00</u>	<u>128,340.00</u>
EXPENSES								
Expenses								
06621-900	Capital Expenses	3,681.14	.00	(3,681.14)	29,842.05	.00	(29,842.05)	.00
	Expenses	<u>3,681.14</u>	<u>.00</u>	<u>(3,681.14)</u>	<u>29,842.05</u>	<u>.00</u>	<u>(29,842.05)</u>	<u>.00</u>
	TOTAL EXPENSES	3,681.14	.00	(3,681.14)	29,842.05	.00	(29,842.05)	.00
	Current Year Net Income/(loss)	7,013.86	10,695.00	(3,681.14)	98,497.95	128,340.00	(29,842.05)	128,340.00
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