



Balance Sheet - Operating

Waters at Silver Trout

End Date: 09/30/2022

Assets			
Current Assets			
10-10002-00	SSB Oper 3988	\$41,202.93	
10-10003-00	SSB Res 3991	116,502.76	
Total Current Assets:			<u>\$157,705.69</u>
Accounts Receivables			
11-11000-00	Accounts Receivable	2,730.58	
Total Accounts Receivables:			<u>\$2,730.58</u>
Other Current Assets			
12-13001-00	Prepaid Insurance	7,503.50	
Total Other Current Assets:			<u>\$7,503.50</u>
Reserve Income			
45-45049-00	Oper Interest Income	(3.41)	
Total Reserve Income:			<u>(\$3.41)</u>
Total Assets:			<u>\$167,936.36</u>
Liabilities & Equity			
Current Liabilities			
20-20000-00	Accounts Payable	9,230.59	
20-21000-00	Prepaid Assessments	7,958.59	
Total Current Liabilities:			<u>\$17,189.18</u>
Equity			
30-32000-00	Retained Earnings	130,620.45	
Total Equity:			<u>\$130,620.45</u>
Net Income Gain / Loss		<u>20,126.73</u>	
			<u>\$20,126.73</u>
Total Liabilities & Equity:			<u>\$167,936.36</u>



Income Statement

Waters at Silver Trout

From 09/01/2022 to 09/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating							
INCOME							
Operating Income							
40-40000 Operating Dues	\$13,111.88	\$13,111.67	\$0.21	\$118,006.92	\$118,004.99	\$1.93	\$157,340.00
40-40025 Working Capital Contribution	-	-	-	1,386.93	-	1,386.93	-
40-40050 Dues To Reserve	(3,000.00)	(3,000.00)	-	(27,000.00)	(27,000.00)	-	(36,000.00)
40-40100 Late Fees	100.00	-	100.00	100.00	-	100.00	-
40-41000 Misc. Income	-	0.17	(0.17)	50.00	1.49	48.51	2.00
TOTAL Operating Income	\$10,211.88	\$10,111.84	\$100.04	\$92,543.85	\$91,006.48	\$1,537.37	\$121,342.00
TOTAL INCOME	\$10,211.88	\$10,111.84	\$100.04	\$92,543.85	\$91,006.48	\$1,537.37	\$121,342.00
EXPENSES AND RESERVE FUNDING							
Operating Expense							
50-50000 Professional Services	-	41.67	41.67	32.73	874.99	842.26	1,000.00
50-50011 Boat House/Lake	1,392.00	580.00	(812.00)	4,872.00	5,220.00	348.00	6,960.00
50-50030 ENPHA	-	-	-	5,800.00	5,800.00	-	5,800.00
50-50100 Management Fee- Contract	1,751.00	1,751.00	-	14,008.00	15,759.00	1,751.00	21,012.00
50-50210 Insurance	-	-	-	6,107.50	12,000.00	5,892.50	12,000.00
50-50220 Water & Sewer	-	1,500.00	1,500.00	1,110.67	9,000.00	7,889.33	9,000.00
50-50250 Trash Removal	1,459.79	1,333.37	(126.42)	7,384.10	11,999.89	4,615.79	16,000.00
50-50276 Snow Removal - Other	-	-	-	13,380.00	13,380.00	-	20,070.00
50-50361 Grounds & Parking Maintenance	130.00	166.67	36.67	1,077.04	1,499.99	422.95	2,000.00
50-50362 Grounds & Parking Supplies	135.47	-	(135.47)	290.77	-	(290.77)	-
50-50365 Irrigation- Maintenance	-	-	-	24.68	-	(24.68)	-
50-50404 Electric	-	20.00	20.00	-	180.00	180.00	240.00
50-50430 Landscaping- Seasonal Contract	-	3,000.00	3,000.00	17,214.86	18,000.00	785.14	18,000.00
50-50432 Landscaping- Repair & Maint.	-	-	-	6,641.48	-	(6,641.48)	-
50-51000 Misc Expense - Other	-	-	-	292.19	-	(292.19)	250.00
50-51005 Legal Fees	-	-	-	1,000.00	-	(1,000.00)	-
50-54010 Noxious Weed Control	-	-	-	450.00	1,250.00	800.00	1,250.00
50-54020 Holiday Decorations	-	-	-	-	-	-	1,000.00
TOTAL Operating Expense	\$4,868.26	\$8,392.71	\$3,524.45	\$79,686.02	\$94,963.87	\$15,277.85	\$114,582.00
TOTAL DISBURSEMENTS	\$4,868.26	\$8,392.71	\$3,524.45	\$79,686.02	\$94,963.87	\$15,277.85	\$114,582.00
Operating NET INCREASE (DECREASE)	\$5,343.62	\$1,719.13	\$3,624.49	\$12,857.83	(\$3,957.39)	\$16,815.22	\$6,760.00



Income Statement

Waters at Silver Trout

From 09/01/2022 to 09/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
INCOME							
Reserve Income							
45-45000 Reserve Dues	\$3,000.00	\$-	\$3,000.00	\$27,000.00	\$-	\$27,000.00	\$-
45-45050 Res. Interest Income	27.32	-	27.32	32.20	-	32.20	-
TOTAL Reserve Income	\$3,027.32	\$-	\$3,027.32	\$27,032.20	\$-	\$27,032.20	\$-
TOTAL INCOME	\$3,027.32	\$-	\$3,027.32	\$27,032.20	\$-	\$27,032.20	\$0.00
EXPENSES AND RESERVE FUNDING							
Reserve Expenses							
60-65200 Irrigation	-	-	-	18,463.30	-	(18,463.30)	-
60-68610 Mailbox Kiosk	1,300.00	-	(1,300.00)	1,300.00	-	(1,300.00)	-
TOTAL Reserve Expenses	\$1,300.00	\$-	(\$1,300.00)	\$19,763.30	\$-	(\$19,763.30)	\$-
TOTAL DISBURSEMENTS	\$1,300.00	\$-	(\$1,300.00)	\$19,763.30	\$-	(\$19,763.30)	\$0.00
Reserve NET INCREASE (DECREASE)	\$1,727.32	\$-	\$1,727.32	\$7,268.90	\$-	\$7,268.90	\$-
NET INCREASE (DECREASE)	\$7,070.94	\$1,719.13	\$5,351.81	\$20,126.73	(\$3,957.39)	\$24,084.12	\$6,760.00