



Balance Sheet - Operating

Waters at Silver Trout

End Date: 08/31/2022

Assets			
Current Assets			
10-10002-00	SSB Oper 3988	\$38,276.16	
10-10003-00	SSB Res 3991	113,475.44	
Total Current Assets:			<u>\$151,751.60</u>
Accounts Receivables			
11-11000-00	Accounts Receivable	2,735.09	
Total Accounts Receivables:			<u>\$2,735.09</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>\$161,986.78</u>
Liabilities & Equity			
Current Liabilities			
20-20000-00	Accounts Payable	9,416.12	
20-21000-00	Prepaid Assessments	8,444.42	
Total Current Liabilities:			<u>\$17,860.54</u>
Equity			
30-32000-00	Retained Earnings	130,620.45	
Total Equity:			<u>\$130,620.45</u>
Net Income Gain / Loss		<u>13,505.79</u>	<u>\$13,505.79</u>
Total Liabilities & Equity:			<u>\$161,986.78</u>



Income Statement

Waters at Silver Trout

From 08/01/2022 to 08/31/2022

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	\$104,895.04	\$104,893.32	\$1.72	\$157,340.00
40-40025 Working Capital Contribution	-	-	-	1,386.93	-	1,386.93	-
40-40050 Dues To Reserve	(9,000.00)	(3,000.00)	(6,000.00)	(24,000.00)	(24,000.00)	-	(36,000.00)
40-41000 Misc. Income	-	0.17	(0.17)	50.00	1.32	48.68	2.00
TOTAL Operating Income	\$4,111.88	\$10,111.84	(\$5,999.96)	\$82,331.97	\$80,894.64	\$1,437.33	\$121,342.00
TOTAL INCOME	\$4,111.88	\$10,111.84	(\$5,999.96)	\$82,331.97	\$80,894.64	\$1,437.33	\$121,342.00
EXPENSES AND RESERVE FUNDING							
Operating Expense							
50-50000 Professional Services	-	41.67	41.67	32.73	833.32	800.59	1,000.00
50-50011 Boat House/Lake	- #1	580.00	580.00	3,480.00	4,640.00	1,160.00	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	-	12,257.00	14,008.00	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	- #2	1,500.00	1,500.00	1,110.67	7,500.00	6,389.33	9,000.00
50-50250 Trash Removal	- #3	1,333.37	1,333.37	5,924.31	10,666.52	4,742.21	16,000.00
50-50276 Snow Removal - Other	-	-	-	13,380.00	13,380.00	-	20,070.00
50-50361 Grounds & Parking Maintenance	487.50	166.67	(320.83)	947.04	1,333.32	386.28	2,000.00
50-50362 Grounds & Parking Supplies	-	-	-	155.30	-	(155.30)	-
50-50365 Irrigation- Maintenance	24.68	-	(24.68)	24.68	-	(24.68)	-
50-50404 Electric	-	20.00	20.00	-	160.00	160.00	240.00
50-50430 Landscaping- Seasonal Contract	5,809.20	3,000.00	(2,809.20)	17,214.86	15,000.00	(2,214.86)	18,000.00
50-50432 Landscaping- Repair & Maint.	-	-	-	6,641.48	-	(6,641.48)	-
50-51000 Misc Expense - Other	291.88	-	(291.88)	292.19	-	(292.19)	250.00
50-51001 Bank Service Charges	(38.00)	-	38.00	-	-	-	-
50-51005 Legal Fees	-	-	-	1,000.00	-	(1,000.00)	-
50-54010 Noxious Weed Control	-	-	-	-	1,250.00	1,250.00	1,250.00
50-54020 Holiday Decorations	-	-	-	-	-	-	1,000.00
TOTAL Operating Expense	\$8,326.26	\$8,392.71	\$66.45	\$74,367.76	\$86,571.16	\$12,203.40	\$114,582.00
TOTAL DISBURSEMENTS	\$8,326.26	\$8,392.71	\$66.45	\$74,367.76	\$86,571.16	\$12,203.40	\$114,582.00
Operating NET INCREASE (DECREASE)	(\$4,214.38)	\$1,719.13	(\$5,933.51)	\$7,964.21	(\$5,676.52)	\$13,640.73	\$6,760.00

#1 paid in September

#2 billed quarterly

#3 no bill since you have a credit from last month



Income Statement

Waters at Silver Trout

From 08/01/2022 to 08/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
INCOME							
Reserve Income							
45-45000 Reserve Dues	\$9,000.00	\$-	\$9,000.00	\$24,000.00	\$-	\$24,000.00	\$-
45-45050 Res. Interest Income	-	-	-	4.88	-	4.88	-
TOTAL Reserve Income	<u>\$9,000.00</u>	<u>\$-</u>	<u>\$9,000.00</u>	<u>\$24,004.88</u>	<u>\$-</u>	<u>\$24,004.88</u>	<u>\$-</u>
TOTAL INCOME	\$9,000.00	\$-	\$9,000.00	\$24,004.88	\$-	\$24,004.88	\$0.00
EXPENSES AND RESERVE FUNDING							
Reserve Expenses							
60-65200 Irrigation	(5,809.20)	-	5,809.20	18,463.30	-	(18,463.30)	-
TOTAL Reserve Expenses	<u>(\$5,809.20)</u>	<u>\$-</u>	<u>\$5,809.20</u>	<u>\$18,463.30</u>	<u>\$-</u>	<u>(\$18,463.30)</u>	<u>\$-</u>
TOTAL DISBURSEMENTS	(\$5,809.20)	\$-	\$5,809.20	\$18,463.30	\$-	(\$18,463.30)	\$0.00
Reserve NET INCREASE (DECREASE)	<u>\$14,809.20</u>	<u>\$-</u>	<u>\$14,809.20</u>	<u>\$5,541.58</u>	<u>\$-</u>	<u>\$5,541.58</u>	<u>\$-</u>
NET INCREASE (DECREASE)	<u>\$10,594.82</u>	<u>\$1,719.13</u>	<u>\$8,875.69</u>	<u>\$13,505.79</u>	<u>(\$5,676.52)</u>	<u>\$19,182.31</u>	<u>\$6,760.00</u>