



## Balance Sheet - Operating

Waters at Silver Trout

End Date: 10/31/2022

Assets		
Current Assets		
10-10002-00	SSB Oper 3988	\$44,449.82
10-10003-00	SSB Res 3991	119,532.74
Total Current Assets:		<u>\$163,982.56</u>
Accounts Receivables		
11-11000-00	Accounts Receivable	893.63
Total Accounts Receivables:		<u>\$893.63</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>
<b>Total Assets:</b>		<b><u>\$172,376.28</u></b>
Liabilities & Equity		
Current Liabilities		
20-20000-00	Accounts Payable	6,071.12
20-21000-00	Prepaid Assessments	6,432.96
Total Current Liabilities:		<u>\$12,504.08</u>
Equity		
30-32000-00	Retained Earnings	130,620.45
Total Equity:		<u>\$130,620.45</u>
Net Income Gain / Loss		<u>29,251.75</u>
		<u>\$29,251.75</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u>\$172,376.28</u></b>



# Income Statement

Waters at Silver Trout

From 10/01/2022 to 10/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating</b>							
<b>INCOME</b>							
<b>Operating Income</b>							
40-40000 Operating Dues	\$13,111.88	\$13,111.67	\$0.21	\$131,118.80	\$131,116.66	\$2.14	\$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)	-	(30,000.00)	(30,000.00)	-	(36,000.00)
40-40100 Late Fees	50.00	-	50.00	150.00	-	150.00	-
40-41000 Misc. Income	-	0.17	(0.17)	50.00	1.66	48.34	2.00
<b>TOTAL Operating Income</b>	<b>\$10,161.88</b>	<b>\$10,111.84</b>	<b>\$50.04</b>	<b>\$102,705.73</b>	<b>\$101,118.32</b>	<b>\$1,587.41</b>	<b>\$121,342.00</b>
<b>TOTAL INCOME</b>	<b>\$10,161.88</b>	<b>\$10,111.84</b>	<b>\$50.04</b>	<b>\$102,705.73</b>	<b>\$101,118.32</b>	<b>\$1,587.41</b>	<b>\$121,342.00</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
<b>Operating Expense</b>							
50-50000 Professional Services	-	41.67	41.67	32.73	916.66	883.93	1,000.00
50-50011 Boat House/Lake	696.00	580.00	(116.00)	5,568.00	5,800.00	232.00	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	-	15,759.00	17,510.00	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	-	-	-	1,110.67	9,000.00	7,889.33	9,000.00
50-50250 Trash Removal	744.84	1,333.37	588.53	8,128.94	13,333.26	5,204.32	16,000.00
50-50276 Snow Removal - Other	-	-	-	13,380.00	13,380.00	-	20,070.00
50-50320 Gen. Bldg. Maintenance	875.00	-	(875.00)	875.00	-	(875.00)	-
50-50361 Grounds & Parking Maintenance	-	166.67	166.67	1,077.04	1,666.66	589.62	2,000.00
50-50362 Grounds & Parking Supplies	-	-	-	290.77	-	(290.77)	-
50-50365 Irrigation- Maintenance	-	-	-	24.68	-	(24.68)	-
50-50404 Electric	-	20.00	20.00	-	200.00	200.00	240.00
50-50430 Landscaping- Seasonal Contract	-	-	-	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	-	250.00	250.00	292.19	250.00	(42.19)	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
<b>TOTAL Operating Expense</b>	<b>\$4,066.84</b>	<b>\$4,142.71</b>	<b>\$75.87</b>	<b>\$83,752.86</b>	<b>\$99,106.58</b>	<b>\$15,353.72</b>	<b>\$114,582.00</b>
<b>TOTAL DISBURSEMENTS</b>	<b>\$4,066.84</b>	<b>\$4,142.71</b>	<b>\$75.87</b>	<b>\$83,752.86</b>	<b>\$99,106.58</b>	<b>\$15,353.72</b>	<b>\$114,582.00</b>
<b>Operating NET INCREASE (DECREASE)</b>	<b>\$6,095.04</b>	<b>\$5,969.13</b>	<b>\$125.91</b>	<b>\$18,952.87</b>	<b>\$2,011.74</b>	<b>\$16,941.13</b>	<b>\$6,760.00</b>



# Income Statement

Waters at Silver Trout

From 10/01/2022 to 10/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve</b>							
<b>INCOME</b>							
<b>Reserve Income</b>							
45-45000 Reserve Dues	\$3,000.00	\$-	\$3,000.00	\$30,000.00	\$-	\$30,000.00	\$-
45-45050 Res. Interest Income	29.98	-	29.98	62.18	-	62.18	-
<b>TOTAL Reserve Income</b>	<u>\$3,029.98</u>	<u>\$-</u>	<u>\$3,029.98</u>	<u>\$30,062.18</u>	<u>\$-</u>	<u>\$30,062.18</u>	<u>\$-</u>
<b>TOTAL INCOME</b>	<b>\$3,029.98</b>	<b>\$-</b>	<b>\$3,029.98</b>	<b>\$30,062.18</b>	<b>\$-</b>	<b>\$30,062.18</b>	<b>\$0.00</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
<b>Reserve Expenses</b>							
60-65200 Irrigation	-	-	-	18,463.30	-	(18,463.30)	-
60-68610 Mailbox Kiosk	-	-	-	1,300.00	-	(1,300.00)	-
<b>TOTAL Reserve Expenses</b>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$19,763.30</u>	<u>\$-</u>	<u>(\$19,763.30)</u>	<u>\$-</u>
<b>TOTAL DISBURSEMENTS</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$19,763.30</b>	<b>\$-</b>	<b>(\$19,763.30)</b>	<b>\$0.00</b>
<b>Reserve NET INCREASE (DECREASE)</b>	<u>\$3,029.98</u>	<u>\$-</u>	<u>\$3,029.98</u>	<u>\$10,298.88</u>	<u>\$-</u>	<u>\$10,298.88</u>	<u>\$-</u>
<b>NET INCREASE (DECREASE)</b>	<u>\$9,125.02</u>	<u>\$5,969.13</u>	<u>\$3,155.89</u>	<u>\$29,251.75</u>	<u>\$2,011.74</u>	<u>\$27,240.01</u>	<u>\$6,760.00</u>