



## Balance Sheet - Operating

Waters at Silver Trout

End Date: 12/31/2022

### Assets

#### Current Assets

10-10002-00 SSB Oper 3988 \$33,116.67

10-10003-00 SSB Res 3991 125,663.16

Total Current Assets: \$158,779.83

#### Accounts Receivables

11-11000-00 Accounts Receivable 1,486.93

Total Accounts Receivables: \$1,486.93

#### Other Current Assets

12-13001-00 Prepaid Insurance 1,250.60

Total Other Current Assets: \$1,250.60

**Total Assets:** **\$161,517.36**

### Liabilities & Equity

#### Current Liabilities

20-20000-00 Accounts Payable 9,416.12

20-21000-00 Prepaid Assessments 4,093.50

Total Current Liabilities: \$13,509.62

#### Equity

30-32000-00 Retained Earnings 130,620.45

Total Equity: \$130,620.45

Net Income Gain / Loss 17,387.29  
\$17,387.29

**Total Liabilities & Equity:** **\$161,517.36**



# Income Statement

Waters at Silver Trout

From 12/01/2022 to 12/31/2022

| 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                    | \$13,111.76        | \$13,111.67        | \$0.09            | \$157,342.44        | \$157,340.00        | \$2.44              | \$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)         | -                 | (36,000.00)         | (36,000.00)         | -                   | (36,000.00)         |
| 40-40100 Late Fees                         | 106.85             | -                  | 106.85            | 356.85              | -                   | 356.85              | -                   |
| 40-41000 Misc. Income                      | -                  | 0.17               | (0.17)            | 50.00               | 2.00                | 48.00               | 2.00                |
| 40-45049 Oper Interest Income              | -                  | -                  | -                 | 3.41                | -                   | 3.41                | -                   |
| <b>TOTAL Operating Income</b>              | <b>\$10,218.61</b> | <b>\$10,111.84</b> | <b>\$106.77</b>   | <b>\$123,139.63</b> | <b>\$121,342.00</b> | <b>\$1,797.63</b>   | <b>\$121,342.00</b> |
| <b>TOTAL INCOME</b>                        | <b>\$10,218.61</b> | <b>\$10,111.84</b> | <b>\$106.77</b>   | <b>\$123,139.63</b> | <b>\$121,342.00</b> | <b>\$1,797.63</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               | 1,000.00            | 967.27              | 1,000.00            |
| 50-50011 Boat House/Lake                   | -                  | 580.00             | 580.00            | 6,264.00            | 6,960.00            | 696.00              | 6,960.00            |
| 50-50030 ENPHA                             | -                  | -                  | -                 | 5,800.00            | 5,800.00            | -                   | 5,800.00            |
| 50-50070 Meeting Expense                   | -                  | -                  | -                 | 30.47               | -                   | (30.47)             | -                   |
| 50-50100 Management Fee- Contract          | 1,751.00           | 1,751.00           | -                 | 19,261.00           | 21,012.00           | 1,751.00            | 21,012.00           |
| 50-50210 Insurance                         | -                  | -                  | -                 | 12,360.40           | 12,000.00           | (360.40)            | 12,000.00           |
| 50-50220 Water & Sewer                     | -                  | -                  | -                 | 2,928.58            | 9,000.00            | 6,071.42            | 9,000.00            |
| 50-50250 Trash Removal                     | 770.96             | 1,333.37           | 562.41            | 9,667.52            | 16,000.00           | 6,332.48            | 16,000.00           |
| 50-50271 Snow Removal- Plowing & Shoveling | 708.75             | -                  | (708.75)          | 10,744.05           | -                   | (10,744.05)         | -                   |
| 50-50276 Snow Removal - Other              | -                  | 3,345.00           | 3,345.00          | 13,380.00           | 20,070.00           | 6,690.00            | 20,070.00           |
| 50-50320 Gen. Bldg. Maintenance            | -                  | -                  | -                 | 875.00              | -                   | (875.00)            | -                   |
| 50-50361 Grounds & Parking Maintenance     | -                  | 166.67             | 166.67            | 1,337.04            | 2,000.00            | 662.96              | 2,000.00            |
| 50-50362 Grounds & Parking Supplies        | -                  | -                  | -                 | 290.77              | -                   | (290.77)            | -                   |
| 50-50365 Irrigation- Maintenance           | -                  | -                  | -                 | 739.68              | -                   | (739.68)            | -                   |
| 50-50404 Electric                          | -                  | 20.00              | 20.00             | -                   | 240.00              | 240.00              | 240.00              |
| 50-50430 Landscaping- Seasonal Contract    | (2,798.23)         | -                  | 2,798.23          | 20,742.23           | 18,000.00           | (2,742.23)          | 18,000.00           |
| 50-50432 Landscaping- Repair & Maint.      | -                  | -                  | -                 | 15,193.98           | -                   | (15,193.98)         | -                   |
| 50-51000 Misc Expense - Other              | 400.00             | -                  | (400.00)          | 884.19              | 250.00              | (634.19)            | 250.00              |
| 50-51005 Legal Fees                        | -                  | -                  | -                 | 1,200.00            | -                   | (1,200.00)          | -                   |
| 50-54010 Noxious Weed Control              | -                  | -                  | -                 | 450.00              | 1,250.00            | 800.00              | 1,250.00            |
| 50-54020 Holiday Decorations               | -                  | -                  | -                 | -                   | 1,000.00            | 1,000.00            | 1,000.00            |
| <b>TOTAL Operating Expense</b>             | <b>\$832.48</b>    | <b>\$7,237.71</b>  | <b>\$6,405.23</b> | <b>\$122,181.64</b> | <b>\$114,582.00</b> | <b>(\$7,599.64)</b> | <b>\$114,582.00</b> |
| <b>TOTAL DISBURSEMENTS</b>                 | <b>\$832.48</b>    | <b>\$7,237.71</b>  | <b>\$6,405.23</b> | <b>\$122,181.64</b> | <b>\$114,582.00</b> | <b>(\$7,599.64)</b> | <b>\$114,582.00</b> |
| <b>Operating NET INCREASE (DECREASE)</b>   | <b>\$9,386.13</b>  | <b>\$2,874.13</b>  | <b>\$6,512.00</b> | <b>\$957.99</b>     | <b>\$6,760.00</b>   | <b>(\$5,802.01)</b> | <b>\$6,760.00</b>   |



# Income Statement

Waters at Silver Trout

From 12/01/2022 to 12/31/2022

| 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        | \$36,000.00        | \$-               | \$36,000.00          | \$-               |
| 45-45050 Res. Interest Income          | 66.08              | -                 | 66.08             | 192.60             | -                 | 192.60               | -                 |
| <b>TOTAL Reserve Income</b>            | <u>\$3,066.08</u>  | <u>\$-</u>        | <u>\$3,066.08</u> | <u>\$36,192.60</u> | <u>\$-</u>        | <u>\$36,192.60</u>   | <u>\$-</u>        |
| <b>TOTAL INCOME</b>                    | <b>\$3,066.08</b>  | <b>\$-</b>        | <b>\$3,066.08</b> | <b>\$36,192.60</b> | <b>\$-</b>        | <b>\$36,192.60</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>\$3,066.08</u>  | <u>\$-</u>        | <u>\$3,066.08</u> | <u>\$16,429.30</u> | <u>\$-</u>        | <u>\$16,429.30</u>   | <u>\$-</u>        |
| <b>NET INCREASE (DECREASE)</b>         | <u>\$12,452.21</u> | <u>\$2,874.13</u> | <u>\$9,578.08</u> | <u>\$17,387.29</u> | <u>\$6,760.00</u> | <u>\$10,627.29</u>   | <u>\$6,760.00</u> |