



Balance Sheet - Operating

Waters at Silver Trout

End Date: 07/31/2022

Assets

Current Assets

10-10000-00 Alpine Bank - Operating- 4446 (\$283.83)

10-10002-00 SSB Oper 3988 149,180.11

Total Current Assets: \$148,896.28

Accounts Receivables

11-11000-00 Accounts Receivable 5,000.35

Total Accounts Receivables: \$5,000.35

Other Current Assets

12-13001-00 Prepaid Insurance 7,503.50

Total Other Current Assets: \$7,503.50

Reserve Income

45-45049-00 Oper Interest Income (3.41)

Total Reserve Income: (\$3.41)

Total Assets: **\$161,396.72**

Liabilities & Equity

Current Liabilities

20-20000-00 Accounts Payable 18,950.23

20-21000-00 Prepaid Assessments 8,915.07

Total Current Liabilities: \$27,865.30

Equity

30-32000-00 Retained Earnings 130,620.45

Total Equity: \$130,620.45

Net Income Gain / Loss 2,910.97
\$2,910.97

Total Liabilities & Equity: **\$161,396.72**



Income Statement

Waters at Silver Trout

From 07/01/2022 to 07/31/2022

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	\$91,783.16	\$91,781.65	\$1.51	\$157,340.00
40-40025 Working Capital Contribution	-	-	-	1,386.93	-	1,386.93	-
40-40050 Dues To Reserve	#1 -	(3,000.00)	3,000.00	(15,000.00)	(21,000.00)	6,000.00	(36,000.00)
40-41000 Misc. Income	-	0.17	(0.17)	50.00	1.15	48.85	2.00
TOTAL Operating Income	\$13,111.88	\$10,111.84	\$3,000.04	\$78,220.09	\$70,782.80	\$7,437.29	\$121,342.00
TOTAL INCOME	\$13,111.88	\$10,111.84	\$3,000.04	\$78,220.09	\$70,782.80	\$7,437.29	\$121,342.00
EXPENSES AND RESERVE FUNDING							
Operating Expense							
50-50000 Professional Services	-	41.67	41.67	32.73	791.65	758.92	1,000.00
50-50011 Boat House/Lake	696.00	580.00	(116.00)	3,480.00	4,060.00	580.00	6,960.00
50-50030 ENPHA	-	-	-	5,800.00	5,800.00	-	5,800.00
50-50100 Management Fee- Contract	#2 -	1,751.00	1,751.00	10,506.00	12,257.00	1,751.00	21,012.00
50-50210 Insurance	-	6,000.00	6,000.00	6,107.50	12,000.00	5,892.50	12,000.00
50-50220 Water & Sewer	930.61	1,500.00	569.39	1,110.67	6,000.00	4,889.33	9,000.00
50-50250 Trash Removal	781.92	1,333.37	551.45	5,924.31	9,333.15	3,408.84	16,000.00
50-50276 Snow Removal - Other	-	-	-	13,380.00	13,380.00	-	20,070.00
50-50361 Grounds & Parking Maintenance	-	166.67	166.67	459.54	1,166.65	707.11	2,000.00
50-50362 Grounds & Parking Supplies	-	-	-	155.30	-	(155.30)	-
50-50404 Electric	-	20.00	20.00	-	140.00	140.00	240.00
50-50430 Landscaping- Seasonal Contract	5,596.46	3,000.00	(2,596.46)	11,405.66	12,000.00	594.34	18,000.00
50-50432 Landscaping- Repair & Maint.	100.00	-	(100.00)	6,641.48	-	(6,641.48)	-
50-51000 Misc Expense - Other	-	-	-	0.31	-	(0.31)	250.00
50-51001 Bank Service Charges	38.00	-	(38.00)	38.00	-	(38.00)	-
50-51005 Legal Fees	1,000.00	-	(1,000.00)	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	\$9,142.99	\$14,392.71	\$5,249.72	\$66,041.50	\$78,178.45	\$12,136.95	\$114,582.00
TOTAL DISBURSEMENTS	\$9,142.99	\$14,392.71	\$5,249.72	\$66,041.50	\$78,178.45	\$12,136.95	\$114,582.00
Operating NET INCREASE (DECREASE)	\$3,968.89	(\$4,280.87)	\$8,249.76	\$12,178.59	(\$7,395.65)	\$19,574.24	\$6,760.00

#1: No transfer in July due to bank switchover. Corrected in August.

#2: Need to reclass expense into July. This expense has already been paid, so the reclass won't affect your balance sheet.



Income Statement

Waters at Silver Trout

From 07/01/2022 to 07/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
INCOME							
Reserve Income							
45-45000 Reserve Dues	\$-	\$-	\$-	\$15,000.00	\$-	\$15,000.00	\$-
45-45050 Res. Interest Income	0.17	-	0.17	4.88	-	4.88	-
TOTAL Reserve Income	<u>\$0.17</u>	<u>\$-</u>	<u>\$0.17</u>	<u>\$15,004.88</u>	<u>\$-</u>	<u>\$15,004.88</u>	<u>\$-</u>
TOTAL INCOME	\$0.17	\$-	\$0.17	\$15,004.88	\$-	\$15,004.88	\$0.00
EXPENSES AND RESERVE FUNDING							
Reserve Expenses							
60-65200 Irrigation	-	-	-	24,272.50	-	(24,272.50)	-
TOTAL Reserve Expenses	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$24,272.50</u>	<u>\$-</u>	<u>(\$24,272.50)</u>	<u>\$-</u>
TOTAL DISBURSEMENTS	\$0.00	\$-	\$-	\$24,272.50	\$-	(\$24,272.50)	\$0.00
Reserve NET INCREASE (DECREASE)	<u>\$0.17</u>	<u>\$-</u>	<u>\$0.17</u>	<u>(\$9,267.62)</u>	<u>\$-</u>	<u>(\$9,267.62)</u>	<u>\$-</u>
NET INCREASE (DECREASE)	<u>\$3,969.06</u>	<u>(\$4,280.87)</u>	<u>\$8,249.93</u>	<u>\$2,910.97</u>	<u>(\$7,395.65)</u>	<u>\$10,306.62</u>	<u>\$6,760.00</u>