

## VB T Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 12/31/2023

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	35,518.28
Reserve Cash	205,122.60
VB T GESA Money Market	245,375.19
VB T GESA Savings	100.00
<b>Total Cash</b>	<b>486,116.07</b>
<b>LAND</b>	
Land - Villas at Big Trout	55,450.00
<b>Total LAND</b>	<b>55,450.00</b>
<b>COMMON AREA ASSETS</b>	
Outdoor Common Areas	245,468.76
Fitness Equipment	4,342.56
Equipment and Fixtures	7,105.95
Common Area Depreciation	-256,917.27
<b>Total COMMON AREA ASSETS</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>541,566.07</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid HOA Dues	48,535.77
<b>Total Liabilities</b>	<b>48,535.77</b>
<b>Capital</b>	
Retained Earnings	429,343.76
Calculated Retained Earnings	63,686.54
<b>Total Capital</b>	<b>493,030.30</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>541,566.07</b>

# VBT Income Statement Month & Year End

## Operations Solutions NW

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: Dec 2023

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
Association Dues Income	70,873.91	236,496.50
Association Initiation Fee	-58.00	1,942.00
<b>INTEREST INCOME</b>		
Interest - Operating	1.39	7.44
Interest - Reserve	56.12	226.12
Interest - GESA	715.86	2,805.28
<b>Total INTEREST INCOME</b>	<b>773.37</b>	<b>3,038.84</b>
<b>FEES</b>		
NSF Fees Collected	70.00	175.00
<b>Total FEES</b>	<b>70.00</b>	<b>175.00</b>
<b>Total Operating Income</b>	<b>71,659.28</b>	<b>241,652.34</b>
<b>Expense</b>		
<b>GROUNDKEEPING</b>		
Lawn Care	13,124.63	24,701.08
Pest Control	195.48	195.48
<b>Total GROUNDKEEPING</b>	<b>13,320.11</b>	<b>24,896.56</b>
<b>HOMEOWNER REIMBURSEMENTS</b>		
Food Purchases	0.00	684.85
Appliance & Equipment Purchases	0.00	389.86
Cleaning & Repair Costs	0.00	203.17
<b>Total HOMEOWNER REIMBURSEMENTS</b>	<b>0.00</b>	<b>1,277.88</b>
<b>CLEANING AND MAINTENANCE</b>		
General Maintenance Labor	4,573.00	6,839.70
Cleaning and Maintenance Supplies	201.30	201.30
Common Area Maintenance (Staff Admin)	0.00	798.05
<b>Total CLEANING AND MAINTENANCE</b>	<b>4,774.30</b>	<b>7,839.05</b>
<b>CABLE, INTERNET, AND TELEPHONE</b>		
Internet - TierPoint Internet Exchange	1,825.50	7,558.65
Internet Maintenance Service - TDC Associates II	0.00	2,456.63
Cable - Comcast	10,686.83	32,060.49
<b>Total CABLE, INTERNET, AND TELEPHONE</b>	<b>12,512.33</b>	<b>42,075.77</b>
<b>INSURANCE</b>		
Property Insurance	952.00	9,724.16
<b>Total INSURANCE</b>	<b>952.00</b>	<b>9,724.16</b>
<b>BANK FEES</b>		
Return Deposit Item (RDI) Fees	30.00	240.00
<b>Total BANK FEES</b>	<b>30.00</b>	<b>240.00</b>
<b>MANAGEMENT FEES</b>		
Management Fees	3,200.00	12,800.00
Document & Record Storage	225.00	225.00

## VBT Income Statement Month & Year End

Account Name	Selected Month	Year to Month End
Special Meetings	150.00	150.00
<b>Total MANAGEMENT FEES</b>	<b>3,575.00</b>	<b>13,175.00</b>
<b>COMMUNAL AREAS</b>		
Pool & Hot Tub	401.84	6,025.32
Water Delivery (Fitness Center)	0.00	152.25
<b>Total COMMUNAL AREAS</b>	<b>401.84</b>	<b>6,177.57</b>
<b>SPECIAL PROJECTS</b>		
Vent Cleaning, Radon Systems Testing, Etc	1,045.46	1,045.46
Security Systems	0.00	14,931.28
<b>Total SPECIAL PROJECTS</b>	<b>1,045.46</b>	<b>15,976.74</b>
<b>REPAIRS</b>		
Plumbing	0.00	3,337.23
<b>Total REPAIRS</b>	<b>0.00</b>	<b>3,337.23</b>
<b>ADMINISTRATIVE EXPENSES</b>		
Postage	158.40	158.40
Website and Hosting	0.00	155.66
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>158.40</b>	<b>314.06</b>
<b>UTILITIES</b>		
Electricity	4,130.58	10,228.48
Water	2,393.69	7,910.35
Sewer	9,574.77	31,641.40
Garbage and Recycling	0.00	186.72
<b>Total UTILITIES</b>	<b>16,099.04</b>	<b>49,966.95</b>
Security Service	1,759.59	2,913.65
<b>Total Operating Expense</b>	<b>54,628.07</b>	<b>177,914.62</b>
<b>NOI - Net Operating Income</b>	<b>17,031.21</b>	<b>63,737.72</b>
Total Income	71,659.28	241,652.34
Total Expense	54,628.07	177,914.62
<b>Net Income</b>	<b>17,031.21</b>	<b>63,737.72</b>

## Big Trout Condominium Association

### RESERVE CAPITAL ACTIVITY STATEMENT

Reserve Capital Increases and Decreases

Start: 12/01/2023 | End: 12/31/2023

Account	Income (Reserve Increases)						
	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income (Reserve Increases)</b>							
05000-900 Capital Reserve Income*	45,833.32	22,916.66	22,916.66	229,166.60	275,000.00	(45,833.40)	275,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	11,820.00	0.00	11,820.00	0.00
05050-900 Interest Income - Capital Rese...	771.98	700.00	71.98	4,177.96	8,400.00	(4,222.04)	8,400.00
05100-900 Misc. Income - Reserves	0.00	0.00	0.00	153,126.29	0.00	153,126.29	0.00
XXXXX-900 A/P to Operating**	308.00	0.00	308.00	308.00	0.00	308.00	0.00
<b>Income Total</b>	<b>46,913.30</b>	<b>23,616.66</b>	<b>22,988.64</b>	<b>398,290.85</b>	<b>283,400.00</b>	<b>114,890.85</b>	<b>283,400.00</b>
<b>Total Income</b>	<b>46,913.30</b>	<b>23,616.66</b>	<b>22,988.64</b>	<b>398,290.85</b>	<b>283,400.00</b>	<b>114,890.85</b>	<b>283,400.00</b>
<b>Expense (Reserve Decreases)</b>							
Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense (Reserve Decreases)</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	184,973.68	15,000.00	(169,973.68)	15,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>184,973.68</b>	<b>15,000.00</b>	<b>(169,973.68)</b>	<b>15,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>184,973.68</b>	<b>15,000.00</b>	<b>(169,973.68)</b>	<b>15,000.00</b>
<b>Net Income (Reserve Balance Change)</b>	<b>46,913.30</b>	<b>23,616.66</b>	<b>23,296.64</b>	<b>213,317.17</b>	<b>268,400.00</b>	<b>(55,082.83)</b>	<b>268,400.00</b>

**Notes:**

\*Two \$22,916.66 transfers from Operating to Reserve were made in December 2023. This left a 2023 budget shortfall of two months of transfers (\$45,833.40).

\*\*The \$308.00 'A/P to Operating' was a \$308.00 HOA Dues check deposited into Reserve in error. This \$308 was paid back to Operating on 1/2/2024.

## Big Trout Condominium Association

### RESERVE CAPITAL ACTIVITY STATEMENT

Reserve Bank Balances

Start: 12/01/2023 | End: 12/31/2023

<b>Beginning Reserve Bank Balances</b>	<b>Balances</b>
Alliance Bank Reserve (Rockwood)	0.00
First Citizens Bank Reserve (Ops NW)	158,925.16
GESA Savings	100.00
GESA Money Market	244,659.33
<b>Beginning Reserve Balances Total</b>	<b>403,684.49</b>
<b>Ending Reserve Bank Balances</b>	<b>Balances</b>
Alliance Bank Reserve (Rockwood)	0.00
First Citizens Bank Reserve (Ops NW)	205,122.60
GESA Savings	100.00
GESA Money Market	245,375.19
<b>Ending Reserve Balances Total</b>	<b>450,597.79</b>
<b>Net Reserve Balance Change</b>	<b>46,913.30</b>