

VBT Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 01/31/2024 (End of Last Month)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	7,249.33
Reserve Cash	217,035.46
VBT GESA Money Market	246,091.18
VBT GESA Savings	100.00
Total Cash	470,475.97
LAND	
Land - Villas at Big Trout	55,450.00
Total LAND	55,450.00
COMMON AREA ASSETS	
Outdoor Common Areas	245,468.76
Fitness Equipment	4,342.56
Equipment and Fixtures	7,105.95
Common Area Depreciation	-256,917.27
Total COMMON AREA ASSETS	0.00
TOTAL ASSETS	525,925.97
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Dues	56,363.41
Total Liabilities	56,363.41
Capital	
Retained Earnings	429,343.76
Calculated Retained Earnings	-23,467.74
Calculated Prior Years Retained Earnings	63,686.54
Total Capital	469,562.56
TOTAL LIABILITIES & CAPITAL	525,925.97

Report Builder - Income Statement

Base Report: Income Statement

Operations Solutions NW

Properties: Villas at Big Trout - 22855 E Country Vista Dr Liberty Lake, WA 99019

As of: Jan 2024

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Operating Income & Expense							
Income							
HOA Dues	79,975.94	66,080.00	13,895.94	79,975.94	66,080.00	13,895.94	792,960.00
Association Initiation Fee	300.00	1,000.00	-700.00	300.00	1,000.00	-700.00	12,000.00
INTEREST INCOME							
Interest - Operating	1.67	0.00	1.67	1.67	0.00	1.67	0.00
Interest - Reserve	61.02	70.00	-8.98	61.02	70.00	-8.98	840.00
Interest - GESA	715.99	630.00	85.99	715.99	630.00	85.99	7,560.00
Total INTEREST INCOME	778.68	700.00	78.68	778.68	700.00	78.68	8,400.00
FEES							
NSF Fee Income	35.00	0.00	35.00	35.00	0.00	35.00	0.00
Total FEES	35.00	0.00	35.00	35.00	0.00	35.00	0.00
Total Operating Income	81,089.62	67,780.00	13,309.62	81,089.62	67,780.00	13,309.62	813,360.00
Expense							
GROUNDKEEPING							
Landscaping	6,402.23	6,681.50	279.27	6,402.23	6,681.50	279.27	80,178.00
Snow Removal	6,804.89	3,000.00	-3,804.89	6,804.89	3,000.00	-3,804.89	12,720.00
Street Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,590.00
Flowers	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	4,064.00
Pruning - Shrubs and Trees	2,150.50	0.00	-2,150.50	2,150.50	0.00	-2,150.50	0.00
Seasonal Grounds Cleanup	1,900.00	0.00	-1,900.00	1,900.00	0.00	-1,900.00	0.00
Pest Control	195.48	110.42	-85.06	195.48	110.42	-85.06	1,325.00
Total GROUNDKEEPING	17,453.10	9,791.92	-7,661.18	17,453.10	9,791.92	-7,661.18	100,877.00
CLEANING AND MAINTENANCE							
General Maintenance Labor	1,920.00	1,021.25	-898.75	1,920.00	1,021.25	-898.75	12,255.00
Total CLEANING AND MAINTENANCE	1,920.00	1,021.25	-898.75	1,920.00	1,021.25	-898.75	12,255.00
CABLE, INTERNET, AND							

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
TELEPHONE							
Internet - TierPoint Internet Exchange	77.93	1,915.09	1,837.16	77.93	1,915.09	1,837.16	22,981.00
Internet Maintenance Service - TDC Associates II	0.00	566.67	566.67	0.00	566.67	566.67	6,800.00
Cable - Comcast	10,686.83	10,333.34	-353.49	10,686.83	10,333.34	-353.49	124,000.00
Total CABLE, INTERNET, AND TELEPHONE	10,764.76	12,815.10	2,050.34	10,764.76	12,815.10	2,050.34	153,781.00
INSURANCE							
Property Insurance	42,284.34	11,500.00	-30,784.34	42,284.34	11,500.00	-30,784.34	138,000.00
Liability Insurance	952.00	0.00	-952.00	952.00	0.00	-952.00	0.00
Total INSURANCE	43,236.34	11,500.00	-31,736.34	43,236.34	11,500.00	-31,736.34	138,000.00
LEGAL AND OTHER PROFESSIONAL SERVICES							
Legal	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
Annual Audit	0.00	0.00	0.00	0.00	0.00	0.00	3,950.00
Total LEGAL AND OTHER PROFESSIONAL SERVICES	0.00	333.34	333.34	0.00	333.34	333.34	7,950.00
BANK FEES							
Return Deposit Item (RDI) Fees	10.00	0.00	-10.00	10.00	0.00	-10.00	0.00
Total BANK FEES	10.00	0.00	-10.00	10.00	0.00	-10.00	0.00
MANAGEMENT FEES							
Management Fees	3,200.00	3,200.00	0.00	3,200.00	3,200.00	0.00	38,400.00
Total MANAGEMENT FEES	3,200.00	3,200.00	0.00	3,200.00	3,200.00	0.00	38,400.00
Staffing Admin Maintenance	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
COMMUNAL AREAS							
Pool & Hot Tub	1,210.00	1,083.34	-126.66	1,210.00	1,083.34	-126.66	13,000.00
Fitness Center	31.02	333.34	302.32	31.02	333.34	302.32	4,000.00
Total COMMUNAL AREAS	1,241.02	1,416.68	175.66	1,241.02	1,416.68	175.66	17,000.00
Community Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00
SPECIAL PROJECTS							
Special Projects (Vents, Radon Testing, Etc)	1,757.62	1,617.67	-139.95	1,757.62	1,617.67	-139.95	19,412.00
Total SPECIAL PROJECTS	1,757.62	1,617.67	-139.95	1,757.62	1,617.67	-139.95	19,412.00
Board & Annual Meetings	0.00	10.84	10.84	0.00	10.84	10.84	130.00
ADMINISTRATIVE							

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
EXPENSES							
Postage	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
Website and Hosting	0.00	0.00	0.00	0.00	0.00	0.00	160.00
Total ADMINISTRATIVE EXPENSES	0.00	125.00	125.00	0.00	125.00	125.00	1,660.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	4,433.00
UTILITIES							
Electricity	3,105.31	2,321.84	-783.47	3,105.31	2,321.84	-783.47	27,862.00
Water	4,333.22	3,122.75	-1,210.47	4,333.22	3,122.75	-1,210.47	37,473.00
Sewer	17,332.87	7,949.42	-9,383.45	17,332.87	7,949.42	-9,383.45	95,393.00
Garbage and Recycling	203.12	64.67	-138.45	203.12	64.67	-138.45	776.00
Total UTILITIES	24,974.52	13,458.68	-11,515.84	24,974.52	13,458.68	-11,515.84	161,504.00
Capital Projects	0.00	1,325.00	1,325.00	0.00	1,325.00	1,325.00	15,900.00
Total Operating Expense	104,557.36	56,698.82	-47,858.54	104,557.36	56,698.82	-47,858.54	672,802.00
NOI - Net Operating Income	-23,467.74	11,081.18	-34,548.92	-23,467.74	11,081.18	-34,548.92	140,558.00
Total Income	81,089.62	67,780.00	13,309.62	81,089.62	67,780.00	13,309.62	813,360.00
Total Expense	104,557.36	56,698.82	-47,858.54	104,557.36	56,698.82	-47,858.54	672,802.00
Net Income	-23,467.74	11,081.18	-34,548.92	-23,467.74	11,081.18	-34,548.92	140,558.00

Total

VBT Reserve Capital General Ledger

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

Created By: All

GL Accounts: 1151: Reserve Cash, 1154: VBT GESA Money Market, and 1155: VBT GESA Savings

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 01/01/2024 to 01/31/2024 (Last Month)

Show Reversed Transactions: No

Date	Type	Reference	Debit	Credit	Balance	Description
1151 - Reserve Cash						
Starting Balance					205,122.60	
01/02/2024	JE	197		308.00	204,814.60	Transfer from Reserve to Operating to correct \$308 Dues deposit into Reserve
01/16/2024	JE	200	51.18		204,865.78	Reimburse Reserve for Final Reserve Chk from Prior Mgmt Co.
01/31/2024	JE	201	10,166.66		215,032.44	Monthly Reserve Transfer - Jan 2024
01/31/2024	JE	202	1,942.00		216,974.44	Sept to Dec 2023 Initiation Fee Income transfer to Reserve
01/31/2024	JE	204	61.02		217,035.46	Interest Earned
Net Change					11,912.86	
			12,220.86	308.00	217,035.46	
1154 - VBT GESA Money Market						
Starting Balance					245,375.19	
01/31/2024	JE	218	715.99		246,091.18	Interest Earned
Net Change					715.99	
			715.99	0.00	246,091.18	
1155 - VBT GESA Savings						
Starting Balance					100.00	
Net Change					0.00	
			0.00	0.00	100.00	
Total			12,936.85	308.00	463,226.64	