

VB T Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 09/30/2023

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	27,634.59
Reserve Cash	158,832.23
VB T GESA Money Market	243,256.76
VB T GESA Savings	100.00
Total Cash	429,823.58
Accounts Receivable	616.00
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	-253,744.75
Total COMMON AREA ASSETS	3,172.52
TOTAL ASSETS	489,062.10
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Dues	42,149.67
Total Liabilities	42,149.67
Capital	
Retained Earnings	432,516.28
Calculated Retained Earnings	14,396.15
Total Capital	446,912.43
TOTAL LIABILITIES & CAPITAL	489,062.10

VBT Income Statement Month & Year End

Operations Solutions NW

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: Sep 2023

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
HOA Dues	41,638.41	41,638.41
Association Initiation Fee	1,000.00	1,000.00
INTEREST INCOME		
Interest - Operating	1.09	1.09
Interest - Reserve	25.89	25.89
Interest - GESA	686.85	686.85
Total INTEREST INCOME	713.83	713.83
Total Operating Income	43,352.24	43,352.24
Expense		
GROUNDSKEEPING		
Lawn Care	6,751.80	6,751.80
Total GROUNDSKEEPING	6,751.80	6,751.80
CLEANING AND MAINTENANCE		
Common Area Maintenance (Staff Admin)	167.05	167.05
Total CLEANING AND MAINTENANCE	167.05	167.05
CABLE, INTERNET, AND TELEPHONE		
Internet Maintenance Service - TDC Associates II	567.57	567.57
Total CABLE, INTERNET, AND TELEPHONE	567.57	567.57
BANK FEES		
Return Deposit Item (RDI) Fees	10.00	10.00
Total BANK FEES	10.00	10.00
MANAGEMENT FEES		
Management Fees	3,200.00	3,200.00
Total MANAGEMENT FEES	3,200.00	3,200.00
COMMUNAL AREAS		
Pool & Hot Tub	1,835.00	1,835.00
Total COMMUNAL AREAS	1,835.00	1,835.00
ADMINISTRATIVE EXPENSES		
Website and Hosting	155.66	155.66
Total ADMINISTRATIVE EXPENSES	155.66	155.66
UTILITIES		
Electricity	1,967.32	1,967.32
Water	2,592.18	2,592.18
Sewer	10,368.73	10,368.73
Garbage and Recycling	186.72	186.72
Total UTILITIES	15,114.95	15,114.95
Security Service	1,154.06	1,154.06
Total Operating Expense	28,956.09	28,956.09

VBT Income Statement Month & Year End

Account Name	Selected Month	Year to Month End
NOI - Net Operating Income	14,396.15	14,396.15
Total Income	43,352.24	43,352.24
Total Expense	28,956.09	28,956.09
Net Income	<u>14,396.15</u>	<u>14,396.15</u>

Big Trout Condominium Association

RESERVE CAPITAL ACTIVITY STATEMENT

Reserve Capital Increases and Decreases

Start: 09/01/2023 | End: 09/30/2023

Account	Income (Reserve Increases)						
	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income (Reserve Increases)							
05000-900 Capital Reserve Income	0.00	22,916.66	(22,916.66)	183,333.28	206,249.95	(22,916.67)	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...	712.74	700.00	12.74	4,118.72	6,300.00	(2,181.28)	8,400.00
05100-900 Misc. Income - Reserves	0.00	0.00	0.00	153,126.29	0.00	153,126.29	0.00
Income Total	712.74	23,616.66	(22,903.92)	352,398.29	212,549.95	139,848.34	283,400.00
Total Income	712.74	23,616.66	(22,903.92)	352,398.29	212,549.95	139,848.34	283,400.00
Expense (Reserve Decreases)							
Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense (Reserve Decreases)							
06621-900 Capital Expenses	0.00	0.00	0.00	184,973.68	15,000.00	(169,973.68)	15,000.00
Expense Total	0.00	0.00	0.00	184,973.68	15,000.00	(169,973.68)	15,000.00
Total Expense	0.00	0.00	0.00	184,973.68	15,000.00	(169,973.68)	15,000.00
Net Income (Reserve Balance Change)	712.74	23,616.66	(22,903.92)	167,424.61	197,549.95	(30,125.34)	268,400.00

Big Trout Condominium Association

RESERVE CAPITAL ACTIVITY STATEMENT

Reserve Bank Balances

Start: 09/01/2023 | End: 09/30/2023

Beginning Reserve Bank Balances	Balances
Alliance Bank Reserve (Rockwood)	51.18
Alliance Check-in-Process to Ops NW	158,806.34
First Citizens Bank Reserve (Ops NW)	0.00
GESA Savings	100.00
GESA Money Market	242,569.91
Beginning Reserve Balances Total	401,527.43
Ending Reserve Bank Balances	Balances
Alliance Bank Reserve (Rockwood)	0.00
First Citizens Bank Reserve (Ops NW)	158,832.23
GESA Savings	100.00
GESA Money Market	243,256.76
Ending Reserve Balances Total	402,188.99
Net Reserve Balance Change	661.56