

Budget Detail

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Operations Solutions NW

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

Period Range: Jan 2025 to Dec 2025

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Total	Percent
Villas at Big Trout Condo Association - 22855 E Country Vista Dr Liberty Lake, WA 99019		
Income		
ASSOCIATION ASSESSMENTS		
HOA Dues	857,472.00	100.00
Total ASSOCIATION ASSESSMENTS	857,472.00	100.00
Total Budgeted Income	857,472.00	100.00
Expense		
Reserve Contribution	185,000.00	100.00
GROUNDSKEEPING		
Landscaping	81,000.00	12.08
Snow Removal	16,305.00	2.43
Pest Control	1,325.00	0.20
Flowers	1,010.00	0.15
Total GROUNDSKEEPING	99,640.00	14.85
CLEANING AND MAINTENANCE		
General Maintenance Labor	12,000.00	1.79
Total CLEANING AND MAINTENANCE	12,000.00	1.79
On-Site Management Assistant	6,800.00	1.01
INSURANCE		
Property Insurance	138,000.00	20.57
Total INSURANCE	138,000.00	20.57
LEGAL AND OTHER PROFESSIONAL SERVICES		
Legal	6,600.00	0.98
Annual Audit	4,950.00	0.74
Total LEGAL AND OTHER PROFESSIONAL SERVICES	11,550.00	1.72
MANAGEMENT COMPANY		
Management Fees	38,400.00	5.72
Total MANAGEMENT COMPANY	38,400.00	5.72
COMMUNAL AREAS		
Pool & Hot Tub	14,000.00	2.09
Fitness Center	2,000.00	0.30
Total COMMUNAL AREAS	16,000.00	2.39
ADMINISTRATIVE/BOARD EXPENSES		
Postage	800.00	0.12
Website and Hosting	180.00	0.03
Board & Annual Meetings	150.00	0.02
Community Events	500.00	0.07
Total ADMINISTRATIVE/BOARD EXPENSES	1,630.00	0.24
TAXES		
Income Tax	1,400.00	0.21
Total TAXES	1,400.00	0.21
UTILITIES		
Electricity	29,534.00	4.40
Water	39,346.00	5.87
Sewer	100,162.00	14.93
Garbage and Recycling	822.00	0.12
Total UTILITIES	169,864.00	25.32
CABLE, INTERNET, AND TELEPHONE		
Cable - Comcast	161,000.00	24.00
Total CABLE, INTERNET, AND TELEPHONE	161,000.00	24.00
SPECIAL PROJECTS		
Special Projects	12,000.00	1.79
Total SPECIAL PROJECTS	12,000.00	1.79
Capital Projects	2,500.00	0.37
Total Budgeted Expense	855,784.00	100.00
Total Budgeted Income	857,472.00	100.00
Total Budgeted Expense	855,784.00	100.00
Net Operating Income	1,688.00	100.00