

Report Builder - Income Statement

Base Report: Income Statement

Operations Solutions NW

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

As of: May 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	67,738.12	66,080.00	1,658.12	346,264.57	330,400.00	15,864.57	792,960.00
Association Initiation Fee	500.00	1,000.00	-500.00	3,300.00	5,000.00	-1,700.00	12,000.00
INTEREST INCOME							
Interest - Operating	2.16	0.00	2.16	8.67	0.00	8.67	0.00
Interest - Reserve	38.46	70.00	-31.54	255.91	350.00	-94.09	840.00
Interest - GESA	755.81	630.00	125.81	3,562.45	3,150.00	412.45	7,560.00
Interest - HOA Dues	92.71	0.00	92.71	228.25	0.00	228.25	0.00
Total INTEREST INCOME	889.14	700.00	189.14	4,055.28	3,500.00	555.28	8,400.00
FEES							
Violation Fee	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Replacement Item Fee	0.00	0.00	0.00	35.00	0.00	35.00	0.00
NSF Fee Income	0.00	0.00	0.00	70.00	0.00	70.00	0.00
Total FEES	0.00	0.00	0.00	205.00	0.00	205.00	0.00
Total Operating Income	69,127.26	67,780.00	1,347.26	353,824.85	338,900.00	14,924.85	813,360.00
Expense							
GROUNDSKEEPING							
Landscaping	6,408.11	6,681.50	273.39	32,022.91	33,407.50	1,384.59	80,178.00
Snow Removal	0.00	0.00	0.00	9,354.52	8,000.00	-1,354.52	12,720.00
Street Maintenance	0.00	0.00	0.00	0.00	1,590.00	1,590.00	1,590.00
Flowers	0.00	0.00	0.00	1,004.60	1,000.00	-4.60	1,000.00
Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	4,064.00
Pruning - Shrubs and Trees	0.00	0.00	0.00	2,150.50	0.00	-2,150.50	0.00
Seasonal Grounds Cleanup & Yard Work	0.00	0.00	0.00	1,900.00	0.00	-1,900.00	0.00
Sprinkler Maintenance & Repairs	0.00	0.00	0.00	1,916.22	0.00	-1,916.22	0.00
Pest Control	206.92	110.42	-96.50	402.40	552.10	149.70	1,325.00
Total GROUNDSKEEPING	6,615.03	6,791.92	176.89	48,751.15	44,549.60	-4,201.55	100,877.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
HOMEOWNER REIMBURSEMENTS							
Various Items Reimbursement	0.00	0.00	0.00	223.80	0.00	-223.80	0.00
Total HOMEOWNER REIMBURSEMENTS	0.00	0.00	0.00	223.80	0.00	-223.80	0.00
CLEANING AND MAINTENANCE							
General Maintenance Labor	1,124.00	1,021.25	-102.75	7,944.00	5,106.25	-2,837.75	12,255.00
Cleaning and Maintenance Supplies	551.68	0.00	-551.68	551.68	0.00	-551.68	0.00
Exterior Building Maintenance (Gutters, Drains, Etc.)	0.00	0.00	0.00	411.13	0.00	-411.13	0.00
Total CLEANING AND MAINTENANCE	1,675.68	1,021.25	-654.43	8,906.81	5,106.25	-3,800.56	12,255.00
CABLE, INTERNET, AND TELEPHONE							
Internet - TierPoint Internet Exchange	-20,464.27	1,915.08	22,379.35	-10,726.48	9,575.44	20,301.92	22,981.00
Internet Maintenance Service - TDC Associates II	0.00	566.67	566.67	1,800.00	2,833.35	1,033.35	6,800.00
Cable - Comcast	0.00	10,333.33	10,333.33	45,937.62	51,666.69	5,729.07	124,000.00
Total CABLE, INTERNET, AND TELEPHONE	-20,464.27	12,815.08	33,279.35	37,011.14	64,075.48	27,064.34	153,781.00
INSURANCE							
Property Insurance	10,333.08	11,500.00	1,166.92	50,713.43	57,500.00	6,786.57	138,000.00
Liability Insurance	0.00	0.00	0.00	952.00	0.00	-952.00	0.00
Total INSURANCE	10,333.08	11,500.00	1,166.92	51,665.43	57,500.00	5,834.57	138,000.00
LEGAL AND OTHER PROFESSIONAL SERVICES							
Legal	0.00	333.33	333.33	0.00	1,666.69	1,666.69	4,000.00
Accounting	0.00	0.00	0.00	200.00	0.00	-200.00	0.00
Annual Audit	0.00	0.00	0.00	0.00	3,950.00	3,950.00	3,950.00
Filing Fees	0.00	0.00	0.00	40.00	0.00	-40.00	0.00
Other Professional Expenses	13.08	0.00	-13.08	13.08	0.00	-13.08	0.00
Extra Accounting	0.00	0.00	0.00	120.00	0.00	-120.00	0.00
Total LEGAL AND OTHER PROFESSIONAL SERVICES	13.08	333.33	320.25	373.08	5,616.69	5,243.61	7,950.00
BANK FEES							
Return Deposit Item (RDI) Fees	10.00	0.00	-10.00	20.00	0.00	-20.00	0.00
Total BANK FEES	10.00	0.00	-10.00	20.00	0.00	-20.00	0.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
MANAGEMENT FEES							
Management Fees	3,200.00	3,200.00	0.00	16,000.00	16,000.00	0.00	38,400.00
Total MANAGEMENT FEES	3,200.00	3,200.00	0.00	16,000.00	16,000.00	0.00	38,400.00
Staffing Admin Maintenance	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
Reserve Study	690.50	0.00	-690.50	690.50	0.00	-690.50	0.00
COMMUNAL AREAS							
Pool & Hot Tub	5,681.85	1,083.33	-4,598.52	8,345.48	5,416.69	-2,928.79	13,000.00
Gate/Doors Maintenance & Servicing	0.00	0.00	0.00	408.60	0.00	-408.60	0.00
Fitness Center	125.61	333.33	207.72	206.16	1,666.69	1,460.53	4,000.00
Total COMMUNAL AREAS	5,807.46	1,416.66	-4,390.80	8,960.24	7,083.38	-1,876.86	17,000.00
Community Events	0.00	500.00	500.00	0.00	500.00	500.00	500.00
SPECIAL PROJECTS							
Special Projects (Vents, Radon Testing, Etc)	10,891.55	1,617.67	-9,273.88	10,891.55	8,088.35	-2,803.20	19,412.00
Total SPECIAL PROJECTS	10,891.55	1,617.67	-9,273.88	10,891.55	8,088.35	-2,803.20	19,412.00
Board & Annual Meetings	0.00	10.83	10.83	75.00	54.19	-20.81	130.00
REPAIRS							
Plumbing (and Related Expenses)	0.00	0.00	0.00	712.71	0.00	-712.71	0.00
Electrical (and Related Expenses)	0.00	0.00	0.00	252.28	0.00	-252.28	0.00
Other Repairs	0.00	0.00	0.00	364.21	0.00	-364.21	0.00
Total REPAIRS	0.00	0.00	0.00	1,329.20	0.00	-1,329.20	0.00
ADMINISTRATIVE EXPENSES							
Postage	0.00	125.00	125.00	640.75	625.00	-15.75	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	640.75	625.00	-15.75	1,660.00
Income Tax	0.00	0.00	0.00	1,293.00	4,433.00	3,140.00	4,433.00
UTILITIES							
Electricity	0.00	2,321.83	2,321.83	7,705.14	11,609.19	3,904.05	27,862.00
Water	2,833.62	3,122.75	289.13	12,099.50	15,613.75	3,514.25	37,473.00
Sewer	8,464.89	7,949.42	-515.47	41,881.25	39,747.10	-2,134.15	95,393.00
Garbage and Recycling	0.00	64.67	64.67	414.44	323.35	-91.09	776.00
Water Backflow Testing & Maintenance	0.00	0.00	0.00	279.30	0.00	-279.30	0.00
Total UTILITIES	11,298.51	13,458.67	2,160.16	62,379.63	67,293.39	4,913.76	161,504.00
Capital Projects	0.00	1,325.00	1,325.00	0.00	6,625.00	6,625.00	15,900.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Security Service	0.00	0.00	0.00	1,173.06	0.00	-1,173.06	0.00
Total Operating Expense	30,070.62	54,198.74	24,128.12	250,384.34	287,967.02	37,582.68	672,802.00
NOI - Net Operating Income	39,056.64	13,581.26	25,475.38	103,440.51	50,932.98	52,507.53	140,558.00
Other Income & Expense							
Other Expense							
PRIOR YEAR BILLS PAID IN CURRENT YEAR							
INSURANCE							
Property Insurance Premiums	0.00	0.00	0.00	30,999.25	0.00	-30,999.25	0.00
Total INSURANCE	0.00	0.00	0.00	30,999.25	0.00	-30,999.25	0.00
UTILITIES							
Water	0.00	0.00	0.00	2,166.61	0.00	-2,166.61	0.00
Sewer	0.00	0.00	0.00	8,666.63	0.00	-8,666.63	0.00
Total UTILITIES	0.00	0.00	0.00	10,833.24	0.00	-10,833.24	0.00
Total PRIOR YEAR BILLS PAID IN CURRENT YEAR	0.00	0.00	0.00	41,832.49	0.00	-41,832.49	0.00
INSURANCE RELATED EXPENSES							
Insurance Claim Repairs & Replacements	0.00	0.00	0.00	119,655.01	0.00	-119,655.01	0.00
Insurance Claim Checks Received	-27,025.98	0.00	27,025.98	-27,025.98	0.00	27,025.98	0.00
Total INSURANCE RELATED EXPENSES	-27,025.98	0.00	27,025.98	92,629.03	0.00	-92,629.03	0.00
DEPOSIT ERRORS & NON-HOA PAYMENTS							
Deposited in Error: Repayment Required	0.00	0.00	0.00	575.00	0.00	-575.00	0.00
Total DEPOSIT ERRORS & NON-HOA PAYMENTS	0.00	0.00	0.00	575.00	0.00	-575.00	0.00
Total Other Expense	-27,025.98	0.00	27,025.98	135,036.52	0.00	-135,036.52	0.00
Net Other Income	27,025.98	0.00	27,025.98	-135,036.52	0.00	-135,036.52	0.00
Total Income	69,127.26	67,780.00	1,347.26	353,824.85	338,900.00	14,924.85	813,360.00
Total Expense	3,044.64	54,198.74	51,154.10	385,420.86	287,967.02	-97,453.84	672,802.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income	<u>66,082.62</u>	<u>13,581.26</u>	<u>52,501.36</u>	<u>-31,596.01</u>	<u>50,932.98</u>	<u>-82,528.99</u>	<u>140,558.00</u>

Total

VBT Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 05/31/2024 (End of Last Month)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	23,956.30
Reserve Cash	165,267.96
VBT GESA Money Market	271,337.64
VBT GESA Savings	100.00
Total Cash	460,661.90
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	516,111.90
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Dues	54,677.61
Total Liabilities	54,677.61
Capital	
Retained Earnings	429,343.76
Calculated Retained Earnings	-31,596.01
Calculated Prior Years Retained Earnings	63,686.54
Total Capital	461,434.29
TOTAL LIABILITIES & CAPITAL	516,111.90

VBT Reserve Capital 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: 05/01/2024 to 05/31/2024 (Last Month)

Show Reversed Transactions: No

Date	Type	Reference	Debit	Credit	Balance	Description
1151 - Reserve Cash						
Starting Balance					128,036.86	
05/28/2024	JE	293	10,166.66		138,203.52	Monthly Reserve Transfer - May 2024
05/31/2024	JE	294	38.46		138,241.98	Interest Earned
05/31/2024	JE	295	27,025.98		165,267.96	Insurance claim check from Philadelphia Indemnity Ins. Co.
Net Change					37,231.10	
			37,231.10	0.00	165,267.96	
1154 - VBT GESA Money Market						
Starting Balance					248,181.83	
05/17/2024	JE	297	22,400.00		270,581.83	Comcast Xfinity Reimbursement check for upcoming TierPoint early termination fee
05/31/2024	JE	296	755.81		271,337.64	Interest Earned
Net Change					23,155.81	
			23,155.81	0.00	271,337.64	
1155 - VBT GESA Savings						
Starting Balance					100.00	
Net Change					0.00	
			0.00	0.00	100.00	
Total			60,386.91	0.00	436,705.60	