

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: Jun 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	63,447.21	66,080.00	-2,632.79	409,711.78	396,480.00	13,231.78	792,960.00
Association Initiation Fee	0.00	1,000.00	-1,000.00	3,300.00	6,000.00	-2,700.00	12,000.00
INTEREST INCOME							
Interest - Operating	2.10	0.00	2.10	10.77	0.00	10.77	0.00
Interest - Reserve	47.42	70.00	-22.58	303.33	420.00	-116.67	840.00
Interest - GESA	766.21	630.00	136.21	4,328.66	3,780.00	548.66	7,560.00
Interest - HOA Dues	37.65	0.00	37.65	265.90	0.00	265.90	0.00
Total INTEREST INCOME	853.38	700.00	153.38	4,908.66	4,200.00	708.66	8,400.00
FEES							
Violation Fee	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Replacement Item Fee	35.00	0.00	35.00	70.00	0.00	70.00	0.00
NSF Fee Income	0.00	0.00	0.00	70.00	0.00	70.00	0.00
Damages & Repairs Reimbursement	75.00	0.00	75.00	75.00	0.00	75.00	0.00
Total FEES	110.00	0.00	110.00	315.00	0.00	315.00	0.00
Total Operating Income	64,410.59	67,780.00	-3,369.41	418,235.44	406,680.00	11,555.44	813,360.00
Expense							
GROUNDSKEEPING							
Landscaping	6,408.11	6,681.50	273.39	38,431.02	40,089.00	1,657.98	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	4,064.00	4,064.00	0.00	4,064.00	4,064.00	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	0.00	110.42	110.42	206.92	662.52	455.60	1,325.00

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total GROUNDSKEEPING	6,408.11	10,855.92	4,447.81	54,963.78	55,405.52	441.74	100,877.00
HOMEOWNER REIMBURSEMENTS							
Various Items Reimbursement	101.91	0.00	-101.91	325.71	0.00	-325.71	0.00
Total HOMEOWNER REIMBURSEMENTS	101.91	0.00	-101.91	325.71	0.00	-325.71	0.00
CLEANING AND MAINTENANCE							
General Maintenance Labor	1,500.75	1,021.25	-479.50	8,644.75	6,127.50	-2,517.25	12,255.00
Cleaning and Maintenance Supplies	0.00	0.00	0.00	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	1,500.75	1,021.25	-479.50	9,607.56	6,127.50	-3,480.06	12,255.00
CABLE, INTERNET, AND TELEPHONE							
Internet - TierPoint Internet Exchange	0.00	1,915.08	1,915.08	-10,726.48	11,490.52	22,217.00	22,981.00
Internet Maintenance Service - TDC Associates II	900.00	566.67	-333.33	2,700.00	3,400.02	700.02	6,800.00
Cable - Comcast	9,042.35	10,333.33	1,290.98	54,979.97	62,000.02	7,020.05	124,000.00
Total CABLE, INTERNET, AND TELEPHONE	9,942.35	12,815.08	2,872.73	46,953.49	76,890.56	29,937.07	153,781.00
INSURANCE							
Property Insurance	0.00	11,500.00	11,500.00	50,713.43	69,000.00	18,286.57	138,000.00
Liability Insurance	0.00	0.00	0.00	952.00	0.00	-952.00	0.00
Total INSURANCE	0.00	11,500.00	11,500.00	51,665.43	69,000.00	17,334.57	138,000.00
LEGAL AND OTHER PROFESSIONAL SERVICES							
Legal	0.00	333.33	333.33	0.00	2,000.02	2,000.02	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	0.00	0.00	0.00	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	0.00	333.33	333.33	373.08	5,950.02	5,576.94	7,950.00
BANK FEES							
Return Deposit Item (RDI) Fees	0.00	0.00	0.00	20.00	0.00	-20.00	0.00
Total BANK FEES	0.00	0.00	0.00	20.00	0.00	-20.00	0.00

Report Builder - Income Statement

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	19,200.00	19,200.00	0.00	38,400.00
Total MANAGEMENT FEES	3,200.00	3,200.00	0.00	19,200.00	19,200.00	0.00	38,400.00
Staffing Admin Maintenance	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00
Reserve Study	0.00	0.00	0.00	690.50	0.00	-690.50	0.00
COMMUNAL AREAS							
Pool & Hot Tub	347.00	1,083.33	736.33	8,692.48	6,500.02	-2,192.46	13,000.00
Gate/Doors Maintenance & Servicing	0.00	0.00	0.00	408.60	0.00	-408.60	0.00
Fitness Center	0.00	333.33	333.33	206.16	2,000.02	1,793.86	4,000.00
Total COMMUNAL AREAS	347.00	1,416.66	1,069.66	9,307.24	8,500.04	-807.20	17,000.00
Community Events	0.00	0.00	0.00	0.00	500.00	500.00	500.00
SPECIAL PROJECTS							
Special Projects (Vents, Radon Testing, Etc)	0.00	1,617.67	1,617.67	10,891.55	9,706.02	-1,185.53	19,412.00
Total SPECIAL PROJECTS	0.00	1,617.67	1,617.67	10,891.55	9,706.02	-1,185.53	19,412.00
Board & Annual Meetings	0.00	10.83	10.83	75.00	65.02	-9.98	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	750.00	109.25	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	750.00	109.25	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	4,333.43	2,321.83	-2,011.60	12,038.57	13,931.02	1,892.45	27,862.00
Water	2,743.77	3,122.75	378.98	14,843.27	18,736.50	3,893.23	37,473.00
Sewer	7,882.39	7,949.42	67.03	49,763.64	47,696.52	-2,067.12	95,393.00
Garbage and Recycling	211.32	64.67	-146.65	625.76	388.02	-237.74	776.00
Water Backflow Testing & Maintenance	0.00	0.00	0.00	279.30	0.00	-279.30	0.00
Total UTILITIES	15,170.91	13,458.67	-1,712.24	77,550.54	80,752.06	3,201.52	161,504.00
Capital Projects	0.00	1,325.00	1,325.00	0.00	7,950.00	7,950.00	15,900.00

Report Builder - Income Statement

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	36,671.03	57,762.74	21,091.71	286,059.89	345,729.76	59,669.87	672,802.00
NOI - Net Operating Income	27,739.56	10,017.26	17,722.30	132,175.55	60,950.24	71,225.31	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	0.00	0.00	0.00	-27,025.98	0.00	27,025.98	0.00
Total INSURANCE RELATED EXPENSES	0.00	0.00	0.00	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	0.00	0.00	0.00	135,036.52	0.00	-135,036.52	0.00
Net Other Income	0.00	0.00	0.00	-135,036.52	0.00	-135,036.52	0.00
Total Income	64,410.59	67,780.00	-3,369.41	418,235.44	406,680.00	11,555.44	813,360.00
Total Expense	36,671.03	57,762.74	21,091.71	421,096.41	345,729.76	-75,366.65	672,802.00

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income	<u>27,739.56</u>	<u>10,017.26</u>	<u>17,722.30</u>	<u>-2,860.97</u>	<u>60,950.24</u>	<u>-63,811.21</u>	<u>140,558.00</u>

Total

VB T Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 06/30/2024 (End of Last Month)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	41,212.22
Reserve Cash	175,482.04
VB T GESA Money Market	272,103.85
VB T GESA Savings	100.00
Total Cash	488,898.11
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	544,348.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Dues	51,799.98
Total Liabilities	51,799.98
Capital	
Retained Earnings	429,343.76
Calculated Retained Earnings	-2,860.97
Calculated Prior Years Retained Earnings	66,065.34
Total Capital	492,548.13
TOTAL LIABILITIES & CAPITAL	544,348.11

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: 06/01/2024 to 06/30/2024 (Last Month)

Show Reversed Transactions: No

Date	Type	Reference	Debit	Credit	Balance	Description
1151 - Reserve Cash						
Starting Balance					165,267.96	
06/27/2024	JE	307	10,166.66		175,434.62	Monthly Reserve Transfer - June 2024
06/28/2024	JE	308	47.42		175,482.04	Interest Earned
Net Change					10,214.08	
			10,214.08	0.00	175,482.04	
1154 - VBT GESA Money Market						
Starting Balance					271,337.64	
06/30/2024	JE	309	766.21		272,103.85	Interest Earned
Net Change					766.21	
			766.21	0.00	272,103.85	
1155 - VBT GESA Savings						
Starting Balance					100.00	
Net Change					0.00	
			0.00	0.00	100.00	
Total			10,980.29	0.00	447,685.89	