

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

## 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
<b>1151 - Reserve Cash</b>						
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	
			<b>12,220.86</b>	<b>308.00</b>	<b>217,035.46</b>	
<b>1154 - VBT GESA Money Market</b>						
Starting Balance					245,375.19	
01/31/2024	JE	218	715.99		246,091.18	Interest Earned
Net Change					715.99	
			<b>715.99</b>	<b>0.00</b>	<b>246,091.18</b>	
<b>1155 - VBT GESA Savings</b>						
Starting Balance					100.00	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>100.00</b>	
<b>Total</b>			<b>12,936.85</b>	<b>308.00</b>	<b>463,226.64</b>	

# 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: 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
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
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
<b>INTEREST INCOME</b>							
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
<b>Total INTEREST INCOME</b>	<b>778.68</b>	<b>700.00</b>	<b>78.68</b>	<b>778.68</b>	<b>700.00</b>	<b>78.68</b>	<b>8,400.00</b>
<b>FEES</b>							
NSF Fee Income	35.00	0.00	35.00	35.00	0.00	35.00	0.00
<b>Total FEES</b>	<b>35.00</b>	<b>0.00</b>	<b>35.00</b>	<b>35.00</b>	<b>0.00</b>	<b>35.00</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>81,089.62</b>	<b>67,780.00</b>	<b>13,309.62</b>	<b>81,089.62</b>	<b>67,780.00</b>	<b>13,309.62</b>	<b>813,360.00</b>
<b>Expense</b>							
<b>GROUNDSKEEPING</b>							
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 & Yard Work	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
<b>Total GROUNDSKEEPING</b>	<b>17,453.10</b>	<b>9,791.92</b>	<b>-7,661.18</b>	<b>17,453.10</b>	<b>9,791.92</b>	<b>-7,661.18</b>	<b>100,877.00</b>
<b>CLEANING AND MAINTENANCE</b>							
General Maintenance Labor	1,920.00	1,021.25	-898.75	1,920.00	1,021.25	-898.75	12,255.00
<b>Total CLEANING AND MAINTENANCE</b>	<b>1,920.00</b>	<b>1,021.25</b>	<b>-898.75</b>	<b>1,920.00</b>	<b>1,021.25</b>	<b>-898.75</b>	<b>12,255.00</b>
<b>CABLE, INTERNET, AND</b>							

## Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>TELEPHONE</b>							
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
<b>Total CABLE, INTERNET, AND TELEPHONE</b>	<b>10,764.76</b>	<b>12,815.10</b>	<b>2,050.34</b>	<b>10,764.76</b>	<b>12,815.10</b>	<b>2,050.34</b>	<b>153,781.00</b>
<b>INSURANCE</b>							
Property Insurance	11,285.09	11,500.00	214.91	11,285.09	11,500.00	214.91	138,000.00
Liability Insurance	952.00	0.00	-952.00	952.00	0.00	-952.00	0.00
<b>Total INSURANCE</b>	<b>12,237.09</b>	<b>11,500.00</b>	<b>-737.09</b>	<b>12,237.09</b>	<b>11,500.00</b>	<b>-737.09</b>	<b>138,000.00</b>
<b>LEGAL AND OTHER PROFESSIONAL SERVICES</b>							
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
<b>Total LEGAL AND OTHER PROFESSIONAL SERVICES</b>	<b>0.00</b>	<b>333.34</b>	<b>333.34</b>	<b>0.00</b>	<b>333.34</b>	<b>333.34</b>	<b>7,950.00</b>
<b>BANK FEES</b>							
Return Deposit Item (RDI) Fees	10.00	0.00	-10.00	10.00	0.00	-10.00	0.00
<b>Total BANK FEES</b>	<b>10.00</b>	<b>0.00</b>	<b>-10.00</b>	<b>10.00</b>	<b>0.00</b>	<b>-10.00</b>	<b>0.00</b>
<b>MANAGEMENT FEES</b>							
Management Fees	3,200.00	3,200.00	0.00	3,200.00	3,200.00	0.00	38,400.00
<b>Total MANAGEMENT FEES</b>	<b>3,200.00</b>	<b>3,200.00</b>	<b>0.00</b>	<b>3,200.00</b>	<b>3,200.00</b>	<b>0.00</b>	<b>38,400.00</b>
Staffing Admin Maintenance	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
<b>COMMUNAL AREAS</b>							
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
<b>Total COMMUNAL AREAS</b>	<b>1,241.02</b>	<b>1,416.68</b>	<b>175.66</b>	<b>1,241.02</b>	<b>1,416.68</b>	<b>175.66</b>	<b>17,000.00</b>
Community Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>SPECIAL PROJECTS</b>							
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
<b>Total SPECIAL PROJECTS</b>	<b>1,757.62</b>	<b>1,617.67</b>	<b>-139.95</b>	<b>1,757.62</b>	<b>1,617.67</b>	<b>-139.95</b>	<b>19,412.00</b>
Board & Annual Meetings	0.00	10.84	10.84	0.00	10.84	10.84	130.00

## Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>ADMINISTRATIVE EXPENSES</b>							
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
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>1,660.00</b>
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	4,433.00
<b>UTILITIES</b>							
Electricity	3,105.31	2,321.84	-783.47	3,105.31	2,321.84	-783.47	27,862.00
Water	2,166.61	3,122.75	956.14	2,166.61	3,122.75	956.14	37,473.00
Sewer	8,666.24	7,949.42	-716.82	8,666.24	7,949.42	-716.82	95,393.00
Garbage and Recycling	203.12	64.67	-138.45	203.12	64.67	-138.45	776.00
<b>Total UTILITIES</b>	<b>14,141.28</b>	<b>13,458.68</b>	<b>-682.60</b>	<b>14,141.28</b>	<b>13,458.68</b>	<b>-682.60</b>	<b>161,504.00</b>
Capital Projects	0.00	1,325.00	1,325.00	0.00	1,325.00	1,325.00	15,900.00
<b>Total Operating Expense</b>	<b>62,724.87</b>	<b>56,698.82</b>	<b>-6,026.05</b>	<b>62,724.87</b>	<b>56,698.82</b>	<b>-6,026.05</b>	<b>672,802.00</b>
<b>NOI - Net Operating Income</b>	<b>18,364.75</b>	<b>11,081.18</b>	<b>7,283.57</b>	<b>18,364.75</b>	<b>11,081.18</b>	<b>7,283.57</b>	<b>140,558.00</b>
<b>Other Income &amp; Expense</b>							
<b>Other Expense</b>							
<b>PRIOR YEAR BILLS PAID IN CURRENT YEAR</b>							
<b>INSURANCE</b>							
Property Insurance Premiums	30,999.25	0.00	-30,999.25	30,999.25	0.00	-30,999.25	0.00
<b>Total INSURANCE</b>	<b>30,999.25</b>	<b>0.00</b>	<b>-30,999.25</b>	<b>30,999.25</b>	<b>0.00</b>	<b>-30,999.25</b>	<b>0.00</b>
<b>UTILITIES</b>							
Water	2,166.61	0.00	-2,166.61	2,166.61	0.00	-2,166.61	0.00
Sewer	8,666.63	0.00	-8,666.63	8,666.63	0.00	-8,666.63	0.00
<b>Total UTILITIES</b>	<b>10,833.24</b>	<b>0.00</b>	<b>-10,833.24</b>	<b>10,833.24</b>	<b>0.00</b>	<b>-10,833.24</b>	<b>0.00</b>
<b>Total PRIOR YEAR BILLS PAID IN CURRENT YEAR</b>	<b>41,832.49</b>	<b>0.00</b>	<b>-41,832.49</b>	<b>41,832.49</b>	<b>0.00</b>	<b>-41,832.49</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>41,832.49</b>	<b>0.00</b>	<b>-41,832.49</b>	<b>41,832.49</b>	<b>0.00</b>	<b>-41,832.49</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-41,832.49</b>	<b>0.00</b>	<b>-41,832.49</b>	<b>-41,832.49</b>	<b>0.00</b>	<b>-41,832.49</b>	<b>0.00</b>
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

## Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income	<u>-23,467.74</u>	<u>11,081.18</u>	<u>-34,548.92</u>	<u>-23,467.74</u>	<u>11,081.18</u>	<u>-34,548.92</u>	<u>140,558.00</u>

**Total**