

VBT Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 02/29/2024 (End of Last Month)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	36,085.19
Reserve Cash	186,582.55
VBT GESA Money Market	246,762.94
VBT GESA Savings	100.00
Total Cash	469,530.68
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	524,980.68
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Dues	59,591.89
Total Liabilities	59,591.89
Capital	
Retained Earnings	429,343.76
Calculated Retained Earnings	-27,641.51
Calculated Prior Years Retained Earnings	63,686.54
Total Capital	465,388.79
TOTAL LIABILITIES & CAPITAL	524,980.68

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: 02/01/2024 to 02/29/2024 (Last Month)

Show Reversed Transactions: No

Date	Type	Reference	Debit	Credit	Balance	Description
1151 - Reserve Cash						
Starting Balance					217,035.46	
02/02/2024	JE	219		33,182.99	183,852.47	Transfer from Reserve to Operating for Specialty Homes Bill
02/02/2024	JE	220	6,018.97		189,871.44	Transfer from Operating to Reserve to pay back excess from Specialty Homes transfer
02/23/2024	JE	221		13,508.00	176,363.44	Transfer from Reserve to Operating for Specialty Homes Siding Bill
02/27/2024	JE	226	10,166.66		186,530.10	Monthly Reserve Transfer - Feb 2024
02/29/2024	JE	227	52.45		186,582.55	Interest Earned
Net Change					-30,452.91	
			16,238.08	46,690.99	186,582.55	
1154 - VBT GESA Money Market						
Starting Balance					246,091.18	
02/29/2024	JE	230	671.76		246,762.94	Interest Earned
Net Change					671.76	
			671.76	0.00	246,762.94	
1155 - VBT GESA Savings						
Starting Balance					100.00	
Net Change					0.00	
			0.00	0.00	100.00	
Total			16,909.84	46,690.99	433,445.49	

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: Feb 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	72,548.73	66,080.00	6,468.73	152,524.67	132,160.00	20,364.67	792,960.00
Association Initiation Fee	1,000.00	1,000.00	0.00	1,300.00	2,000.00	-700.00	12,000.00
INTEREST INCOME							
Interest - Operating	1.33	0.00	1.33	3.00	0.00	3.00	0.00
Interest - Reserve	52.45	70.00	-17.55	113.47	140.00	-26.53	840.00
Interest - GESA	671.76	630.00	41.76	1,387.75	1,260.00	127.75	7,560.00
Interest - HOA Dues	79.79	0.00	79.79	79.79	0.00	79.79	0.00
Total INTEREST INCOME	805.33	700.00	105.33	1,584.01	1,400.00	184.01	8,400.00
FEES							
NSF Fee Income	35.00	0.00	35.00	70.00	0.00	70.00	0.00
Total FEES	35.00	0.00	35.00	70.00	0.00	70.00	0.00
Total Operating Income	74,389.06	67,780.00	6,609.06	155,478.68	135,560.00	19,918.68	813,360.00
Expense							
GROUNDSKEEPING							
Landscaping	0.00	6,681.50	6,681.50	6,402.23	13,363.00	6,960.77	80,178.00
Snow Removal	681.99	3,000.00	2,318.01	7,486.88	6,000.00	-1,486.88	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	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
Pest Control	0.00	110.42	110.42	195.48	220.84	25.36	1,325.00
Total GROUNDSKEEPING	681.99	9,791.92	9,109.93	18,135.09	19,583.84	1,448.75	100,877.00
CLEANING AND MAINTENANCE							
General Maintenance Labor	1,600.00	1,021.25	-578.75	3,520.00	2,042.50	-1,477.50	12,255.00
Total CLEANING AND MAINTENANCE	1,600.00	1,021.25	-578.75	3,520.00	2,042.50	-1,477.50	12,255.00

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
CABLE, INTERNET, AND TELEPHONE							
Internet - TierPoint Internet Exchange	1,825.50	1,915.09	89.59	1,903.43	3,830.18	1,926.75	22,981.00
Internet Maintenance Service - TDC Associates II	0.00	566.67	566.67	0.00	1,133.34	1,133.34	6,800.00
Cable - Comcast	11,162.18	10,333.34	-828.84	21,849.01	20,666.68	-1,182.33	124,000.00
Total CABLE, INTERNET, AND TELEPHONE	12,987.68	12,815.10	-172.58	23,752.44	25,630.20	1,877.76	153,781.00
INSURANCE							
Property Insurance	8,429.09	11,500.00	3,070.91	19,714.18	23,000.00	3,285.82	138,000.00
Liability Insurance	0.00	0.00	0.00	952.00	0.00	-952.00	0.00
Total INSURANCE	8,429.09	11,500.00	3,070.91	20,666.18	23,000.00	2,333.82	138,000.00
LEGAL AND OTHER PROFESSIONAL SERVICES							
Legal	0.00	333.34	333.34	0.00	666.68	666.68	4,000.00
Annual Audit	0.00	0.00	0.00	0.00	0.00	0.00	3,950.00
Total LEGAL AND OTHER PROFESSIONAL SERVICES	0.00	333.34	333.34	0.00	666.68	666.68	7,950.00
BANK FEES							
Return Deposit Item (RDI) Fees	0.00	0.00	0.00	10.00	0.00	-10.00	0.00
Total BANK FEES	0.00	0.00	0.00	10.00	0.00	-10.00	0.00
MANAGEMENT FEES							
Management Fees	3,200.00	3,200.00	0.00	6,400.00	6,400.00	0.00	38,400.00
Total MANAGEMENT FEES	3,200.00	3,200.00	0.00	6,400.00	6,400.00	0.00	38,400.00
Staffing Admin Maintenance	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
COMMUNAL AREAS							
Pool & Hot Tub	49.53	1,083.34	1,033.81	1,259.53	2,166.68	907.15	13,000.00
Fitness Center	0.00	333.34	333.34	31.02	666.68	635.66	4,000.00
Total COMMUNAL AREAS	49.53	1,416.68	1,367.15	1,290.55	2,833.36	1,542.81	17,000.00
Community Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00
SPECIAL PROJECTS							
Special Projects (Vents, Radon Testing, Etc)	0.00	1,617.67	1,617.67	1,757.62	3,235.34	1,477.72	19,412.00
Total SPECIAL PROJECTS	0.00	1,617.67	1,617.67	1,757.62	3,235.34	1,477.72	19,412.00
Board & Annual Meetings	0.00	10.84	10.84	0.00	21.68	21.68	130.00

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
ADMINISTRATIVE EXPENSES							
Postage	0.00	125.00	125.00	0.00	250.00	250.00	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	0.00	250.00	250.00	1,660.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	4,433.00
UTILITIES							
Electricity	272.26	2,321.84	2,049.58	3,377.57	4,643.68	1,266.11	27,862.00
Water	2,134.06	3,122.75	988.69	4,300.67	6,245.50	1,944.83	37,473.00
Sewer	8,536.20	7,949.42	-586.78	17,202.44	15,898.84	-1,303.60	95,393.00
Garbage and Recycling	0.00	64.67	64.67	203.12	129.34	-73.78	776.00
Total UTILITIES	10,942.52	13,458.68	2,516.16	25,083.80	26,917.36	1,833.56	161,504.00
Capital Projects	0.00	1,325.00	1,325.00	0.00	2,650.00	2,650.00	15,900.00
Total Operating Expense	37,890.81	56,698.82	18,808.01	100,615.68	113,397.64	12,781.96	672,802.00
NOI - Net Operating Income	36,498.25	11,081.18	25,417.07	54,863.00	22,162.36	32,700.64	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-REIMBURSED EXPENSES							
Insurance Claim Repairs & Replacements	40,672.02	0.00	-40,672.02	40,672.02	0.00	-40,672.02	0.00
Total INSURANCE-REIMBURSED EXPENSES	40,672.02	0.00	-40,672.02	40,672.02	0.00	-40,672.02	0.00
Total Other Expense	40,672.02	0.00	-40,672.02	82,504.51	0.00	-82,504.51	0.00

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income	-40,672.02	0.00	-40,672.02	-82,504.51	0.00	-82,504.51	0.00
Total Income	74,389.06	67,780.00	6,609.06	155,478.68	135,560.00	19,918.68	813,360.00
Total Expense	78,562.83	56,698.82	-21,864.01	183,120.19	113,397.64	-69,722.55	672,802.00
Net Income	-4,173.77	11,081.18	-15,254.95	-27,641.51	22,162.36	-49,803.87	140,558.00

Total