

VBT Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 03/31/2024 (End of Last Month)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	14,916.67
Reserve Cash	196,805.17
VBT GESA Money Market	247,482.98
VBT GESA Savings	100.00
Total Cash	459,304.82
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	514,754.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Dues	54,869.72
Total Liabilities	54,869.72
Capital	
Retained Earnings	429,343.76
Calculated Retained Earnings	-33,145.20
Calculated Prior Years Retained Earnings	63,686.54
Total Capital	459,885.10
TOTAL LIABILITIES & CAPITAL	514,754.82

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: 03/01/2024 to 03/31/2024 (Last Month)

Show Reversed Transactions: No

Date	Type	Reference	Debit	Credit	Balance	Description
1151 - Reserve Cash						
Starting Balance					186,582.55	
03/27/2024	JE	249	10,166.66		196,749.21	Monthly Reserve Transfer - March 2024
03/31/2024	JE	250	55.96		196,805.17	Interest Earned
Net Change					10,222.62	
			10,222.62	0.00	196,805.17	
1154 - VBT GESA Money Market						
Starting Balance					246,762.94	
03/31/2024	JE	251	720.04		247,482.98	Interest Earned
Net Change					720.04	
			720.04	0.00	247,482.98	
1155 - VBT GESA Savings						
Starting Balance					100.00	
Net Change					0.00	
			0.00	0.00	100.00	
Total			10,942.66	0.00	444,388.15	

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: Mar 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	59,584.80	66,080.00	-6,495.20	212,109.47	198,240.00	13,869.47	792,960.00
Association Initiation Fee	0.00	1,000.00	-1,000.00	1,300.00	3,000.00	-1,700.00	12,000.00
INTEREST INCOME							
Interest - Operating	1.52	0.00	1.52	4.52	0.00	4.52	0.00
Interest - Reserve	55.96	70.00	-14.04	169.43	210.00	-40.57	840.00
Interest - GESA	720.04	630.00	90.04	2,107.79	1,890.00	217.79	7,560.00
Interest - HOA Dues	15.59	0.00	15.59	95.38	0.00	95.38	0.00
Total INTEREST INCOME	793.11	700.00	93.11	2,377.12	2,100.00	277.12	8,400.00
FEES							
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	70.00	0.00	70.00	0.00
Total Operating Income	60,377.91	67,780.00	-7,402.09	215,856.59	203,340.00	12,516.59	813,360.00
Expense							
GROUNDSKEEPING							
Landscaping	12,804.46	6,681.50	-6,122.96	19,206.69	20,044.50	837.81	80,178.00
Snow Removal	1,867.64	2,000.00	132.36	9,354.52	8,000.00	-1,354.52	12,720.00
Street Maintenance	0.00	1,590.00	1,590.00	0.00	1,590.00	1,590.00	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	331.26	135.78	1,325.00
Total GROUNDSKEEPING	14,672.10	10,381.92	-4,290.18	32,807.19	29,965.76	-2,841.43	100,877.00
CLEANING AND MAINTENANCE							
General Maintenance Labor	1,600.00	1,021.25	-578.75	5,120.00	3,063.75	-2,056.25	12,255.00
Total CLEANING AND MAINTENANCE	1,600.00	1,021.25	-578.75	5,120.00	3,063.75	-2,056.25	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	5,694.15	1,915.09	-3,779.06	7,597.58	5,745.27	-1,852.31	22,981.00
Internet Maintenance Service - TDC Associates II	450.00	566.67	116.67	450.00	1,700.01	1,250.01	6,800.00
Cable - Comcast	15,046.26	10,333.34	-4,712.92	36,895.27	31,000.02	-5,895.25	124,000.00
Total CABLE, INTERNET, AND TELEPHONE	21,190.41	12,815.10	-8,375.31	44,942.85	38,445.30	-6,497.55	153,781.00
INSURANCE							
Property Insurance	10,333.09	11,500.00	1,166.91	30,047.27	34,500.00	4,452.73	138,000.00
Liability Insurance	0.00	0.00	0.00	952.00	0.00	-952.00	0.00
Total INSURANCE	10,333.09	11,500.00	1,166.91	30,999.27	34,500.00	3,500.73	138,000.00
LEGAL AND OTHER PROFESSIONAL SERVICES							
Legal	0.00	333.34	333.34	0.00	1,000.02	1,000.02	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	1,000.02	1,000.02	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	9,600.00	9,600.00	0.00	38,400.00
Total MANAGEMENT FEES	3,200.00	3,200.00	0.00	9,600.00	9,600.00	0.00	38,400.00
Staffing Admin Maintenance	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
COMMUNAL AREAS							
Pool & Hot Tub	599.85	1,083.34	483.49	1,859.38	3,250.02	1,390.64	13,000.00
Fitness Center	0.00	333.34	333.34	31.02	1,000.02	969.00	4,000.00
Total COMMUNAL AREAS	599.85	1,416.68	816.83	1,890.40	4,250.04	2,359.64	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	4,853.01	3,095.39	19,412.00
Total SPECIAL PROJECTS	0.00	1,617.67	1,617.67	1,757.62	4,853.01	3,095.39	19,412.00
Board & Annual Meetings	75.00	10.84	-64.16	75.00	32.52	-42.48	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	480.00	125.00	-355.00	480.00	375.00	-105.00	1,500.00
Website and Hosting	0.00	0.00	0.00	0.00	0.00	0.00	160.00
Total ADMINISTRATIVE EXPENSES	480.00	125.00	-355.00	480.00	375.00	-105.00	1,660.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	4,433.00
UTILITIES							
Electricity	2,262.13	2,321.84	59.71	5,639.70	6,965.52	1,325.82	27,862.00
Water	3,013.77	3,122.75	108.98	7,314.44	9,368.25	2,053.81	37,473.00
Sewer	7,668.93	7,949.42	280.49	24,871.37	23,848.26	-1,023.11	95,393.00
Garbage and Recycling	211.32	64.67	-146.65	414.44	194.01	-220.43	776.00
Total UTILITIES	13,156.15	13,458.68	302.53	38,239.95	40,376.04	2,136.09	161,504.00
Capital Projects	0.00	1,325.00	1,325.00	0.00	3,975.00	3,975.00	15,900.00
Total Operating Expense	65,306.60	57,288.82	-8,017.78	165,922.28	170,686.46	4,764.18	672,802.00
NOI - Net Operating Income	-4,928.69	10,491.18	-15,419.87	49,934.31	32,653.54	17,280.77	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	0.00	0.00	0.00	40,672.02	0.00	-40,672.02	0.00
Total INSURANCE-REIMBURSED EXPENSES	0.00	0.00	0.00	40,672.02	0.00	-40,672.02	0.00
DEPOSIT ERRORS & NON-HOA							

Report Builder - Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
PAYMENTS							
Deposited in Error: Repayment Required	575.00	0.00	-575.00	575.00	0.00	-575.00	0.00
Total DEPOSIT ERRORS & NON-HOA PAYMENTS	575.00	0.00	-575.00	575.00	0.00	-575.00	0.00
Total Other Expense	575.00	0.00	-575.00	83,079.51	0.00	-83,079.51	0.00
Net Other Income	-575.00	0.00	-575.00	-83,079.51	0.00	-83,079.51	0.00
Total Income	60,377.91	67,780.00	-7,402.09	215,856.59	203,340.00	12,516.59	813,360.00
Total Expense	65,881.60	57,288.82	-8,592.78	249,001.79	170,686.46	-78,315.33	672,802.00
Net Income	-5,503.69	10,491.18	-15,994.87	-33,145.20	32,653.54	-65,798.74	140,558.00

Total