

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: Apr 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	66,711.98	66,080.00	631.98	278,821.45	264,320.00	14,501.45	792,960.00
Association Initiation Fee	1,500.00	1,000.00	500.00	2,800.00	4,000.00	-1,200.00	12,000.00
INTEREST INCOME							
Interest - Operating	1.99	0.00	1.99	6.51	0.00	6.51	0.00
Interest - Reserve	48.02	70.00	-21.98	217.45	280.00	-62.55	840.00
Interest - GESA	698.85	630.00	68.85	2,806.64	2,520.00	286.64	7,560.00
Interest - HOA Dues	40.16	0.00	40.16	135.54	0.00	135.54	0.00
Total INTEREST INCOME	789.02	700.00	89.02	3,166.14	2,800.00	366.14	8,400.00
FEES							
Violation Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Replacement Item Fee	35.00	0.00	35.00	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	135.00	0.00	135.00	205.00	0.00	205.00	0.00
Total Operating Income	69,136.00	67,780.00	1,356.00	284,992.59	271,120.00	13,872.59	813,360.00
Expense							
GROUNDSKEEPING							
Landscaping	6,408.11	6,681.50	273.39	25,614.80	26,726.00	1,111.20	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	1,004.60	1,000.00	-4.60	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	1,916.22	0.00	-1,916.22	1,916.22	0.00	-1,916.22	0.00
Pest Control	0.00	110.42	110.42	195.48	441.68	246.20	1,325.00
Total GROUNDSKEEPING	9,328.93	7,791.92	-1,537.01	42,136.12	37,757.68	-4,378.44	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	223.80	0.00	-223.80	223.80	0.00	-223.80	0.00
Total HOMEOWNER REIMBURSEMENTS	223.80	0.00	-223.80	223.80	0.00	-223.80	0.00
CLEANING AND MAINTENANCE							
General Maintenance Labor	1,700.00	1,021.25	-678.75	6,820.00	4,085.00	-2,735.00	12,255.00
Total CLEANING AND MAINTENANCE	1,700.00	1,021.25	-678.75	6,820.00	4,085.00	-2,735.00	12,255.00
CABLE, INTERNET, AND TELEPHONE							
Internet - TierPoint Internet Exchange	2,140.21	1,915.09	-225.12	9,737.79	7,660.36	-2,077.43	22,981.00
Internet Maintenance Service - TDC Associates II	1,350.00	566.67	-783.33	1,800.00	2,266.68	466.68	6,800.00
Cable - Comcast	9,042.35	10,333.34	1,290.99	45,937.62	41,333.36	-4,604.26	124,000.00
Total CABLE, INTERNET, AND TELEPHONE	12,532.56	12,815.10	282.54	57,475.41	51,260.40	-6,215.01	153,781.00
INSURANCE							
Property Insurance	10,333.08	11,500.00	1,166.92	40,380.35	46,000.00	5,619.65	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	41,332.35	46,000.00	4,667.65	138,000.00
LEGAL AND OTHER PROFESSIONAL SERVICES							
Legal	0.00	333.34	333.34	0.00	1,333.36	1,333.36	4,000.00
Accounting	200.00	0.00	-200.00	200.00	0.00	-200.00	0.00
Annual Audit	0.00	3,950.00	3,950.00	0.00	3,950.00	3,950.00	3,950.00
Filing Fees	40.00	0.00	-40.00	40.00	0.00	-40.00	0.00
Extra Accounting	120.00	0.00	-120.00	120.00	0.00	-120.00	0.00
Total LEGAL AND OTHER PROFESSIONAL SERVICES	360.00	4,283.34	3,923.34	360.00	5,283.36	4,923.36	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	12,800.00	12,800.00	0.00	38,400.00
Total MANAGEMENT FEES	3,200.00	3,200.00	0.00	12,800.00	12,800.00	0.00	38,400.00
Staffing Admin Maintenance	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
COMMUNAL AREAS							
Pool & Hot Tub	472.28	1,083.34	611.06	2,282.13	4,333.36	2,051.23	13,000.00
Gate/Doors Maintenance & Servicing	408.60	0.00	-408.60	408.60	0.00	-408.60	0.00
Fitness Center	0.00	333.34	333.34	80.55	1,333.36	1,252.81	4,000.00
Total COMMUNAL AREAS	880.88	1,416.68	535.80	2,771.28	5,666.72	2,895.44	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	6,470.68	4,713.06	19,412.00
Total SPECIAL PROJECTS	0.00	1,617.67	1,617.67	1,757.62	6,470.68	4,713.06	19,412.00
Board & Annual Meetings	0.00	10.84	10.84	75.00	43.36	-31.64	130.00
REPAIRS							
Other Repairs	364.21	0.00	-364.21	364.21	0.00	-364.21	0.00
Total REPAIRS	364.21	0.00	-364.21	364.21	0.00	-364.21	0.00
ADMINISTRATIVE EXPENSES							
Postage	160.75	125.00	-35.75	640.75	500.00	-140.75	1,500.00
Website and Hosting	0.00	0.00	0.00	0.00	0.00	0.00	160.00
Total ADMINISTRATIVE EXPENSES	160.75	125.00	-35.75	640.75	500.00	-140.75	1,660.00
Income Tax	1,293.00	4,433.00	3,140.00	1,293.00	4,433.00	3,140.00	4,433.00
UTILITIES							
Electricity	2,065.44	2,321.84	256.40	7,705.14	9,287.36	1,582.22	27,862.00
Water	1,951.44	3,122.75	1,171.31	9,265.88	12,491.00	3,225.12	37,473.00
Sewer	8,544.99	7,949.42	-595.57	33,416.36	31,797.68	-1,618.68	95,393.00
Garbage and Recycling	0.00	64.67	64.67	414.44	258.68	-155.76	776.00
Water Backflow Testing & Maintenance	279.30	0.00	-279.30	279.30	0.00	-279.30	0.00
Total UTILITIES	12,841.17	13,458.68	617.51	51,081.12	53,834.72	2,753.60	161,504.00
Capital Projects	0.00	1,325.00	1,325.00	0.00	5,300.00	5,300.00	15,900.00
Security Service	1,173.06	0.00	-1,173.06	1,173.06	0.00	-1,173.06	0.00
Total Operating Expense	54,391.44	63,081.82	8,690.38	220,313.72	233,768.28	13,454.56	672,802.00
NOI - Net Operating Income	14,744.56	4,698.18	10,046.38	64,678.87	37,351.72	27,327.15	140,558.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
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	78,982.99	0.00	-78,982.99	119,655.01	0.00	-119,655.01	0.00
Total INSURANCE-REIMBURSED EXPENSES	78,982.99	0.00	-78,982.99	119,655.01	0.00	-119,655.01	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	78,982.99	0.00	-78,982.99	162,062.50	0.00	-162,062.50	0.00
Net Other Income	-78,982.99	0.00	-78,982.99	-162,062.50	0.00	-162,062.50	0.00
Total Income	69,136.00	67,780.00	1,356.00	284,992.59	271,120.00	13,872.59	813,360.00
Total Expense	133,374.43	63,081.82	-70,292.61	382,376.22	233,768.28	-148,607.94	672,802.00
Net Income	-64,238.43	4,698.18	-68,936.61	-97,383.63	37,351.72	-134,735.35	140,558.00
Total							

VBT Balance Sheet

Portfolios: VILLAS AT BIG TROUT CONDO ASSOCIATION

As of: 04/30/2024 (End of Last Month)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	21,070.67
Reserve Cash	128,036.86
VBT GESA Money Market	248,181.83
VBT GESA Savings	100.00
Total Cash	397,389.36
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	452,839.36
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Dues	57,192.69
Total Liabilities	57,192.69
Capital	
Retained Earnings	429,343.76
Calculated Retained Earnings	-97,383.63
Calculated Prior Years Retained Earnings	63,686.54
Total Capital	395,646.67
TOTAL LIABILITIES & CAPITAL	452,839.36

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: 04/01/2024 to 04/30/2024 (Last Month)

Show Reversed Transactions: No

Date	Type	Reference	Debit	Credit	Balance	Description
1151 - Reserve Cash						
Starting Balance					196,805.17	
04/19/2024	JE	263		78,982.99	117,822.18	Transfer from Reserve to Operating for Specialty Homes Bill
04/26/2024	JE	265	10,166.66		127,988.84	Monthly Reserve Transfer - April 2024
04/30/2024	JE	270	48.02		128,036.86	Interest Earned
Net Change					-68,768.31	
			10,214.68	78,982.99	128,036.86	
1154 - VBT GESA Money Market						
Starting Balance					247,482.98	
04/30/2024	JE	269	698.85		248,181.83	Interest Earned
Net Change					698.85	
			698.85	0.00	248,181.83	
1155 - VBT GESA Savings						
Starting Balance					100.00	
Net Change					0.00	
			0.00	0.00	100.00	
Total			10,913.53	78,982.99	376,318.69	