

## MOUNTAIN TRAILS COMMUNITY

## Income Statement

Dec 31, 2022

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENTS	28,341.50	26,565.00	1,776.50	319,888.45	318,780.00	1,108.45
DELINQUENT INCOME	.00	.00	0.00	1,987.34	.00	1,987.34
MISC INCOME	.00	.00	0.00	38.00	.00	38.00
FOB/GATE/KEY INC	50.00	.00	50.00	27.38	.00	27.38-
FINES/VIO/LT FEES	75.00	.00	75.00	75.00	.00	75.00
WORKING CAPITAL/ESCROW	.00	.00	0.00	5,510.00	.00	5,510.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	5,510.00	.00	5,510.00
<b>TOTAL OPERATING INCOME</b>	<b>28,466.50</b>	<b>26,565.00</b>	<b>1,901.50</b>	<b>332,981.41</b>	<b>318,780.00</b>	<b>14,201.41</b>
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	73,140.00	73,140.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	5,510.00	.00	5,510.00-
RESERVE CONTRIBUTION	.00	.00	0.00	5,510.00	.00	5,510.00-
<b>TOTAL INCOME</b>	<b>22,371.50</b>	<b>20,470.00</b>	<b>1,901.50</b>	<b>248,821.41</b>	<b>245,640.00</b>	<b>3,181.41</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPING CONTRACT	10,786.04	5,393.00	5,393.04-	61,120.18	64,716.00	3,595.82
STORM DAMAGE	.00	.00	0.00	.00	2,212.00	2,212.00
PEST CONTROL	.00	125.00	125.00	2,300.00	500.00	1,800.00-
SHRUBS/TREES/FLOWERS	.00	.00	0.00	.00	4,000.00	4,000.00
ELECTRICAL LIGHTING REPAIRS	.00	.00	0.00	425.00	.00	425.00-
WINTER OVERSEEDING	.00	.00	0.00	.00	4,700.00	4,700.00
PLAYGROUND MAINT/INSPECT	220.00	220.00	0.00	880.00	880.00	0.00
POOL CONTRACT	630.00	704.00	74.00	9,306.80	9,372.00	65.20
POOL & SPA SUPPLIES	225.41	1,000.00	774.59	7,785.61	12,000.00	4,214.39
POOL & SPA REPAIRS	.00	400.00	400.00	2,642.24	4,000.00	1,357.76
GATE CONTRACT	.00	250.00	250.00	1,319.03	3,000.00	1,680.97
GATE MAINTENANCE, LABOR	398.92	400.00	1.08	10,128.23	2,000.00	8,128.23-
IRRIGATION REPAIRS	.00	.00	0.00	1,342.91	1,200.00	142.91-
TREE TRIMMING	.00	.00	0.00	868.00	7,450.00	6,582.00
GENERAL MAINTENANCE	.00	.00	0.00	13,900.85	.00	13,900.85-
BACKFLOW TESTING	.00	.00	0.00	.00	250.00	250.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>12,260.37</b>	<b>8,492.00</b>	<b>3,768.37-</b>	<b>112,018.85</b>	<b>116,280.00</b>	<b>4,261.15</b>
<b>PARTS &amp; SUPPLIES</b>						
GATE/KEYS	.00	.00	0.00	450.31	.00	450.31-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>0.00</b>	<b>450.31</b>	<b>.00</b>	<b>450.31-</b>

## Income Statement

Dec 31, 2022

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>UTILITIES</b>						
ELECTRIC	2,924.72	3,000.00	75.28	35,451.40	36,000.00	548.60
GATE TELEPHONE	272.63	250.00	22.63-	3,226.73	3,100.00	126.73-
GAS	63.06	65.00	1.94	750.62	780.00	29.38
WATER/SEWER	5,091.56	3,400.00	1,691.56-	33,182.93	49,000.00	15,817.07
<b>TOTAL UTILITIES</b>	<b>8,351.97</b>	<b>6,715.00</b>	<b>1,636.97-</b>	<b>72,611.68</b>	<b>88,880.00</b>	<b>16,268.32</b>
<b>ADMINISTRATIVE</b>						
LEGAL	.00	300.00	300.00	.00	2,900.00	2,900.00
COLLECTIONS & LEGAL	484.70	.00	484.70-	4,571.70	260.00	4,311.70-
BANK CHARGES	.00	.00	0.00	50.00	50.00	0.00
AUDIT & TAX PREP	.00	.00	0.00	875.00	875.00	0.00
INSURANCE	.00	.00	0.00	4,959.00	6,500.00	1,541.00
MEETINGS & COMMUNITY	.00	.00	0.00	233.13	.00	233.13-
MANAGEMENT FEES	1,400.00	1,400.00	0.00	16,500.00	16,800.00	300.00
COPIES/POSTAGE/SUPPLIES	479.95	400.00	79.95-	1,430.99	5,000.00	3,569.01
STATEMENTS	164.74	.00	164.74-	1,851.02	.00	1,851.02-
PERMITS/LICENSES	.00	.00	0.00	320.00	590.00	270.00
PROPERTY TAXES	.00	.00	0.00	8.08	.00	8.08-
INCOME TAXES	.00	.00	0.00	50.00	.00	50.00-
WEBSITE	.00	100.00	100.00	650.00	1,200.00	550.00
MISC ADMIN	.00	.00	0.00	110.00	.00	110.00-
<b>TOTAL ADMINISTRATIVE</b>	<b>2,529.39</b>	<b>2,200.00</b>	<b>329.39-</b>	<b>31,608.92</b>	<b>34,175.00</b>	<b>2,566.08</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>23,141.73</b>	<b>17,407.00</b>	<b>5,734.73-</b>	<b>216,689.76</b>	<b>239,335.00</b>	<b>22,645.24</b>
<b>NET OPER PROFIT/LOSS</b>	<b>770.23-</b>	<b>3,063.00</b>	<b>3,833.23-</b>	<b>32,131.65</b>	<b>6,305.00</b>	<b>25,826.65</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	163.85	50.00	113.85	1,054.35	561.00	493.35
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	73,140.00	73,140.00	0.00
WORKING CAPITAL	.00	.00	0.00	5,510.00	.00	5,510.00
RESERVE CONTRIBUTION	.00	.00	0.00	5,510.00	.00	5,510.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>6,258.85</b>	<b>6,145.00</b>	<b>113.85</b>	<b>85,214.35</b>	<b>73,701.00</b>	<b>11,513.35</b>
<b>NET PROFIT / (LOSS)</b>	<b>5,488.62</b>	<b>9,208.00</b>	<b>3,719.38-</b>	<b>117,346.00</b>	<b>80,006.00</b>	<b>37,340.00</b>

## ASSETS

## CURRENT ASSETS

CIT BANK OPERATING	108,633.62
RESERVE ACCOUNTS	
CIT BANK RESERVE	270,008.90
CIT ICS ACCT 402	150,962.21
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	532,134.73
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TOTAL ASSETS	532,134.73
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## LIABILITIES &amp; CAPITAL

## CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	425,366.35
PROFIT /(LOSS) FOR PERIOD	117,346.00
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TOTAL CAPITAL	532,134.73
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TOTAL LIABILITIES & CAPITAL	532,134.73
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