

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENTS	27,879.64	26,995.00	884.64	58,558.81	53,990.00	4,568.81
DELINQUENT INCOME	2,157.35	375.00	1,782.35	2,157.35	750.00	1,407.35
FOB/GATE/KEY INC	50.00	.00	50.00	150.00	.00	150.00
WORKING CAPITAL/ESCROW	.00	.00	0.00	340.00	.00	340.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	340.00	.00	340.00
<b>TOTAL OPERATING INCOME</b>	<b>30,086.99</b>	<b>27,370.00</b>	<b>2,716.99</b>	<b>61,546.16</b>	<b>54,740.00</b>	<b>6,806.16</b>
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	12,190.00	12,190.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	340.00	.00	340.00-
RESERVE CONTRIBUTION	.00	.00	0.00	340.00	.00	340.00-
<b>TOTAL INCOME</b>	<b>23,991.99</b>	<b>21,275.00</b>	<b>2,716.99</b>	<b>48,676.16</b>	<b>42,550.00</b>	<b>6,126.16</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	5,393.02	10,786.00	5,392.98
PEST CONTROL	325.00	.00	325.00-	325.00	125.00	200.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	.00	400.00	400.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	200.00	200.00
WINTER OVERSEEDING	1,721.00	.00	1,721.00-	1,721.00	.00	1,721.00-
PLAYGROUND MAINT/INSPECT	220.00	.00	220.00-	220.00	.00	220.00-
POOL CONTRACT	630.00	860.00	230.00	1,260.00	1,720.00	460.00
POOL & SPA SUPPLIES	288.39	1,000.00	711.61	601.21	2,000.00	1,398.79
POOL & SPA REPAIRS	563.28	.00	563.28-	563.28	1,000.00	436.72
GATE CONTRACT	.00	325.00	325.00	460.00	650.00	190.00
GATE MAINTENANCE, LABOR	2,546.20	500.00	2,046.20-	3,193.91	1,000.00	2,193.91-
IRRIGATION REPAIRS	1,239.33	210.00	1,029.33-	1,239.33	420.00	819.33-
TREE TRIMMING	.00	.00	0.00	675.00	.00	675.00-
GENERAL MAINTENANCE	.00	600.00	600.00	.00	1,200.00	1,200.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>12,926.22</b>	<b>9,188.00</b>	<b>3,738.22-</b>	<b>18,201.75</b>	<b>19,501.00</b>	<b>1,299.25</b>
<b>PARTS &amp; SUPPLIES</b>						
GATE/KEYS	.00	50.00	50.00	.00	100.00	100.00
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>50.00</b>	<b>50.00</b>	<b>.00</b>	<b>100.00</b>	<b>100.00</b>
<b>UTILITIES</b>						
ELECTRIC	2,887.89	3,000.00	112.11	5,805.20	6,000.00	194.80
GATE TELEPHONE	249.51	300.00	50.49	524.94	600.00	75.06

MOUNTAIN TRAILS COMMUNITY

Income Statement

Feb 28, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
GAS	64.44	80.00	15.56	127.50	160.00	32.50
WATER/SEWER	398.83	3,000.00	2,601.17	762.18	6,000.00	5,237.82
<b>TOTAL UTILITIES</b>	<b>3,600.67</b>	<b>6,380.00</b>	<b>2,779.33</b>	<b>7,219.82</b>	<b>12,760.00</b>	<b>5,540.18</b>
<b>ADMINISTRATIVE</b>						
COLLECTIONS & LEGAL	231.00	375.00	144.00	700.00	750.00	50.00
BANK CHARGES	25.00	10.00	15.00-	25.00	20.00	5.00-
AUDIT & TAX PREP	1,070.00	.00	1,070.00-	1,070.00	.00	1,070.00-
INSURANCE	4,931.00	6,700.00	1,769.00	4,931.00	6,700.00	1,769.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	2,800.00	2,800.00	0.00
COPIES/POSTAGE/SUPPLIES	197.25	100.00	97.25-	229.83	200.00	29.83-
STATEMENTS	158.26	175.00	16.74	318.68	350.00	31.32
PERMITS/LICENSES	.00	.00	0.00	320.00	.00	320.00-
INCOME TAXES	50.00	.00	50.00-	110.00	.00	110.00-
WEBSITE	.00	100.00	100.00	300.00	200.00	100.00-
MISC ADMIN	.00	70.00	70.00	.00	140.00	140.00
<b>TOTAL ADMINISTRATIVE</b>	<b>8,062.51</b>	<b>8,930.00</b>	<b>867.49</b>	<b>10,804.51</b>	<b>11,160.00</b>	<b>355.49</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>24,589.40</b>	<b>24,548.00</b>	<b>41.40-</b>	<b>36,226.08</b>	<b>43,521.00</b>	<b>7,294.92</b>
<b>NET OPER PROFIT/LOSS</b>	<b>597.41-</b>	<b>3,273.00-</b>	<b>2,675.59</b>	<b>12,450.08</b>	<b>971.00</b>	<b>13,421.08</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	153.01	.00	153.01	319.08	.00	319.08
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	12,190.00	12,190.00	0.00
WORKING CAPITAL	.00	.00	0.00	340.00	.00	340.00
RESERVE CONTRIBUTION	.00	.00	0.00	340.00	.00	340.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>6,248.01</b>	<b>6,095.00</b>	<b>153.01</b>	<b>13,189.08</b>	<b>12,190.00</b>	<b>999.08</b>
<b>NET PROFIT / (LOSS)</b>	<b>5,650.60</b>	<b>2,822.00</b>	<b>2,828.60</b>	<b>25,639.16</b>	<b>11,219.00</b>	<b>14,420.16</b>

ASSETS

CURRENT ASSETS

CIT BANK OPERATING 121,093.70

RESERVE ACCOUNTS

CIT BANK RESERVE 283,078.14

CIT ICS ACCT 402 151,072.05

UTILITY DEPOSITS 2,530.00

TOTAL CURRENT ASSETS 557,773.89

TOTAL ASSETS 557,773.89

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS (10,577.62)

RETAINED EARNINGS 542,712.35

PROFIT /(LOSS) FOR PERIOD 25,639.16

TOTAL CAPITAL 557,773.89

TOTAL LIABILITIES & CAPITAL 557,773.89