

Income Statement

Jan 31, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	30,679.17	26,995.00	3,684.17	30,679.17	26,995.00	3,684.17
DELINQUENT INCOME	.00	375.00	375.00-	.00	375.00	375.00-
FOB/GATE/KEY INC	100.00	.00	100.00	100.00	.00	100.00
WORKING CAPITAL/ESCROW	340.00	.00	340.00	340.00	.00	340.00
RESERVE CONTRIBUTION/ESCR	340.00	.00	340.00	340.00	.00	340.00
TOTAL OPERATING INCOME	31,459.17	27,370.00	4,089.17	31,459.17	27,370.00	4,089.17
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	6,095.00	6,095.00	0.00
WORKING CAPITAL TRANSFER	340.00	.00	340.00-	340.00	.00	340.00-
RESERVE CONTRIBUTION	340.00	.00	340.00-	340.00	.00	340.00-
TOTAL INCOME	24,684.17	21,275.00	3,409.17	24,684.17	21,275.00	3,409.17
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	.00	5,393.00	5,393.00	.00	5,393.00	5,393.00
PEST CONTROL	.00	125.00	125.00	.00	125.00	125.00
LANDSCAPE SUPPLIES	.00	200.00	200.00	.00	200.00	200.00
SHRUBS/TREES/FLOWERS	2,550.00	.00	2,550.00-	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	100.00	100.00
POOL CONTRACT	630.00	860.00	230.00	630.00	860.00	230.00
POOL & SPA SUPPLIES	312.82	1,000.00	687.18	312.82	1,000.00	687.18
POOL & SPA REPAIRS	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00
GATE CONTRACT	460.00	325.00	135.00-	460.00	325.00	135.00-
GATE MAINTENANCE, LABOR	647.71	500.00	147.71-	647.71	500.00	147.71-
IRRIGATION REPAIRS	.00	210.00	210.00	.00	210.00	210.00
TREE TRIMMING	675.00	.00	675.00-	675.00	.00	675.00-
GENERAL MAINTENANCE	.00	600.00	600.00	.00	600.00	600.00
TOTAL MAINT. & REPAIR	5,275.53	10,313.00	5,037.47	5,275.53	10,313.00	5,037.47
PARTS & SUPPLIES						
GATE/KEYS	.00	50.00	50.00	.00	50.00	50.00
TOTAL PARTS & SUPPLIES	.00	50.00	50.00	.00	50.00	50.00
UTILITIES						
ELECTRIC	2,917.31	3,000.00	82.69	2,917.31	3,000.00	82.69
GATE TELEPHONE	275.43	300.00	24.57	275.43	300.00	24.57
GAS	63.06	80.00	16.94	63.06	80.00	16.94
WATER/SEWER	363.35	3,000.00	2,636.65	363.35	3,000.00	2,636.65

MOUNTAIN TRAILS COMMUNITY

Income Statement

Jan 31, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL UTILITIES	3,619.15	6,380.00	2,760.85	3,619.15	6,380.00	2,760.85
ADMINISTRATIVE						
COLLECTIONS & LEGAL	469.00	375.00	94.00-	469.00	375.00	94.00-
BANK CHARGES	.00	10.00	10.00	.00	10.00	10.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	1,400.00	1,400.00	0.00
COPIES/POSTAGE/SUPPLIES	32.58	100.00	67.42	32.58	100.00	67.42
STATEMENTS	160.42	175.00	14.58	160.42	175.00	14.58
PERMITS/LICENSES	320.00	.00	320.00-	320.00	.00	320.00-
INCOME TAXES	60.00	.00	60.00-	60.00	.00	60.00-
WEBSITE	300.00	100.00	200.00-	300.00	100.00	200.00-
MISC ADMIN	.00	70.00	70.00	.00	70.00	70.00
TOTAL ADMINISTRATIVE	2,742.00	2,230.00	512.00-	2,742.00	2,230.00	512.00-
TOTAL OPERATING EXPENSE	11,636.68	18,973.00	7,336.32	11,636.68	18,973.00	7,336.32
NET OPER PROFIT/LOSS	13,047.49	2,302.00	10,745.49	13,047.49	2,302.00	10,745.49
RESERVE ALLOCATIONS						
INTEREST INCOME	166.07	.00	166.07	166.07	.00	166.07
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	6,095.00	6,095.00	0.00
WORKING CAPITAL	340.00	.00	340.00	340.00	.00	340.00
RESERVE CONTRIBUTION	340.00	.00	340.00	340.00	.00	340.00
TOTAL RESERVE & EXPENSE	6,941.07	6,095.00	846.07	6,941.07	6,095.00	846.07
NET PROFIT / (LOSS)	19,988.56	8,397.00	11,591.56	19,988.56	8,397.00	11,591.56

Jan 31, 2023

JAN 1, 2023 - JAN 31, 2023

ASSETS

CURRENT ASSETS

CIT BANK OPERATING 121,686.19

RESERVE ACCOUNTS

CIT BANK RESERVE 276,887.19

CIT ICS ACCT 402 151,019.91

UTILITY DEPOSITS 2,530.00

TOTAL CURRENT ASSETS 552,123.29TOTAL ASSETS 552,123.29

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS (10,577.62)

RETAINED EARNINGS 542,712.35

PROFIT /(LOSS) FOR PERIOD 19,988.56

TOTAL CAPITAL 552,123.29TOTAL LIABILITIES & CAPITAL 552,123.29