

## Income Statement

Jun 30, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	28,378.14	26,995.00	1,383.14	167,845.12	161,970.00	5,875.12
DELINQUENT INCOME	2,191.00	375.00	1,816.00	8,695.01	2,250.00	6,445.01
FOB/GATE/KEY INC	100.00	.00	100.00	305.00	.00	305.00
WORKING CAPITAL/ESCROW	680.00	.00	680.00	3,060.00	.00	3,060.00
RESERVE CONTRIBUTION/ESCR	680.00	.00	680.00	3,060.00	.00	3,060.00
<b>TOTAL OPERATING INCOME</b>	<b>32,029.14</b>	<b>27,370.00</b>	<b>4,659.14</b>	<b>182,965.13</b>	<b>164,220.00</b>	<b>18,745.13</b>
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	36,570.00	36,570.00	0.00
WORKING CAPITAL TRANSFER	680.00	.00	680.00-	3,060.00	.00	3,060.00-
RESERVE CONTRIBUTION	680.00	.00	680.00-	3,060.00	.00	3,060.00-
<b>TOTAL INCOME</b>	<b>24,574.14</b>	<b>21,275.00</b>	<b>3,299.14</b>	<b>140,275.13</b>	<b>127,650.00</b>	<b>12,625.13</b>
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	32,358.12	32,358.00	0.12-
PEST CONTROL	200.00	.00	200.00-	1,250.00	375.00	875.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	.00	1,200.00	1,200.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	600.00	600.00
WINTER OVERSEEDING	.00	.00	0.00	1,721.00	.00	1,721.00-
PLAYGROUND MAINT/INSPECT	.00	250.00	250.00	440.00	500.00	60.00
POOL CONTRACT	860.00	860.00	0.00	3,380.00	5,160.00	1,780.00
POOL & SPA SUPPLIES	571.06	1,000.00	428.94	2,335.77	6,000.00	3,664.23
POOL & SPA REPAIRS	.00	.00	0.00	1,833.28	2,000.00	166.72
GATE CONTRACT	.00	325.00	325.00	785.00	1,950.00	1,165.00
GATE MAINTENANCE, LABOR	.00	500.00	500.00	5,475.43	3,000.00	2,475.43-
IRRIGATION REPAIRS	.00	210.00	210.00	4,514.49	1,260.00	3,254.49-
TREE TRIMMING	.00	.00	0.00	675.00	1,000.00	325.00
GENERAL MAINTENANCE	.00	600.00	600.00	614.77	3,600.00	2,985.23
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>7,024.08</b>	<b>9,438.00</b>	<b>2,413.92</b>	<b>57,932.86</b>	<b>59,003.00</b>	<b>1,070.14</b>
PARTS & SUPPLIES						
GATE/KEYS	.00	50.00	50.00	.00	300.00	300.00
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>50.00</b>	<b>50.00</b>	<b>.00</b>	<b>300.00</b>	<b>300.00</b>
UTILITIES						
ELECTRIC	3,031.83	3,000.00	31.83-	17,541.64	18,000.00	458.36
GATE TELEPHONE	250.13	300.00	49.87	1,528.82	1,800.00	271.18

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Jun 30, 2023

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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
GAS	61.28	80.00	18.72	377.35	480.00	102.65
WATER/SEWER	5,124.29	3,000.00	2,124.29-	11,349.61	18,000.00	6,650.39
TOTAL UTILITIES	8,467.53	6,380.00	2,087.53-	30,797.42	38,280.00	7,482.58
ADMINISTRATIVE						
LEGAL	877.09	.00	877.09-	4,454.09	.00	4,454.09-
COLLECTIONS & LEGAL	613.20	375.00	238.20-	3,113.20	2,250.00	863.20-
BANK CHARGES	.00	10.00	10.00	25.00	60.00	35.00
AUDIT & TAX PREP	.00	600.00	600.00	1,995.00	925.00	1,070.00-
INSURANCE	.00	.00	0.00	4,931.00	6,700.00	1,769.00
MEETINGS & COMMUNITY	.00	600.00	600.00	.00	1,200.00	1,200.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	8,400.00	8,400.00	0.00
COPIES/POSTAGE/SUPPLIES	21.98	100.00	78.02	1,137.89	600.00	537.89-
RECORD STORAGE	2.00	.00	2.00-	11.50	.00	11.50-
STATEMENTS	158.26	175.00	16.74	954.96	1,050.00	95.04
PERMITS/LICENSES	.00	.00	0.00	590.00	270.00	320.00-
INCOME TAXES	.00	.00	0.00	110.00	60.00	50.00-
WEBSITE	.00	100.00	100.00	300.00	600.00	300.00
MISC ADMIN	.00	70.00	70.00	11.00	420.00	409.00
TOTAL ADMINISTRATIVE	3,072.53	3,430.00	357.47	26,033.64	22,535.00	3,498.64-
TOTAL OPERATING EXPENSE	18,564.14	19,298.00	733.86	114,763.92	120,118.00	5,354.08
NET OPER PROFIT/(LOSS)	6,010.00	1,977.00	4,033.00	25,511.21	7,532.00	17,979.21
RESERVE ALLOCATIONS						
INTEREST INCOME	126.49	.00	126.49	935.64	.00	935.64
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	36,570.00	36,570.00	0.00
WORKING CAPITAL	680.00	.00	680.00	3,060.00	.00	3,060.00
RESERVE CONTRIBUTION	680.00	.00	680.00	3,060.00	.00	3,060.00
RESERVE EXPENSE	10,982.00-	.00	10,982.00-	53,968.88	.00	53,968.88-
TOTAL RESERVE & EXPENSE	3,400.51-	6,095.00	9,495.51-	10,343.24	36,570.00	46,913.24-
NET PROFIT / (LOSS)	2,609.49	8,072.00	5,462.51-	15,167.97	44,102.00	28,934.03-

## ASSETS

## CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	170,186.88
MOUNTAIN TRAILS RESERVE	223,286.40
MOUNTAIN TRAILS ICS ACCT 402	151,299.42
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	547,302.70
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TOTAL ASSETS	547,302.70
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## LIABILITIES &amp; CAPITAL

## CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	15,167.97
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TOTAL CAPITAL	547,302.70
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TOTAL LIABILITIES & CAPITAL	547,302.70
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