

10:05 AM

Income Statement

Jul 31, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	20,187.49	26,995.00	6,807.51-	188,032.61	188,965.00	932.39-
DELINQUENT INCOME	1,548.51	375.00	1,173.51	10,243.52	2,625.00	7,618.52
FOB/GATE/KEY INC	25.00-	.00	25.00-	280.00	.00	280.00
FINES/VIO/LT FEES	366.85	.00	366.85	366.85	.00	366.85
WORKING CAPITAL/ESCROW	680.00	.00	680.00	3,740.00	.00	3,740.00
RESERVE CONTRIBUTION/ESCR	680.00	.00	680.00	3,740.00	.00	3,740.00
TOTAL OPERATING INCOME	23,437.85	27,370.00	3,932.15-	206,402.98	191,590.00	14,812.98
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	42,665.00	42,665.00	0.00
WORKING CAPITAL TRANSFER	680.00	.00	680.00-	3,740.00	.00	3,740.00-
RESERVE CONTRIBUTION	680.00	.00	680.00-	3,740.00	.00	3,740.00-
TOTAL INCOME	15,982.85	21,275.00	5,292.15-	156,257.98	148,925.00	7,332.98
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	37,751.14	37,751.00	0.14-
PEST CONTROL	.00	125.00	125.00	1,250.00	500.00	750.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	.00	1,400.00	1,400.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	700.00	700.00
WINTER OVERSEEDING	.00	.00	0.00	1,721.00	.00	1,721.00-
PLAYGROUND MAINT/INSPECT	1,259.46-	.00	1,259.46	819.46	500.00	1,319.46
PLUMBING REPAIRS	739.33-	.00	739.33	739.33	.00	739.33
PARKING SERVICE CONTRACT	1,275.00	.00	1,275.00-	1,275.00	.00	1,275.00-
POOL CONTRACT	860.00	860.00	0.00	4,240.00	6,020.00	1,780.00
POOL & SPA SUPPLIES	597.52	1,000.00	402.48	2,933.29	7,000.00	4,066.71
POOL & SPA REPAIRS	.00	1,000.00	1,000.00	1,833.28	3,000.00	1,166.72
GATE CONTRACT	460.00	325.00	135.00-	1,245.00	2,275.00	1,030.00
GATE MAINTENANCE, LABOR	285.62-	500.00	785.62	5,189.81	3,500.00	1,689.81-
IRRIGATION REPAIRS	1,036.80	210.00	826.80-	5,551.29	1,470.00	4,081.29-
TREE TRIMMING	.00	.00	0.00	675.00	1,000.00	325.00
GENERAL MAINTENANCE	.00	600.00	600.00	614.77	4,200.00	3,585.23
TOTAL MAINT. & REPAIR	7,337.93	10,313.00	2,975.07	65,270.79	69,316.00	4,045.21
PARTS & SUPPLIES						
GATE/KEYS	428.87	50.00	378.87-	428.87	350.00	78.87-
TOTAL PARTS & SUPPLIES	428.87	50.00	378.87-	428.87	350.00	78.87-

MOUNTAIN TRAILS COMMUNITY

Income Statement

Jul 31, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
UTILITIES						
ELECTRIC	3,020.35	3,000.00	20.35-	20,561.99	21,000.00	438.01
GATE TELEPHONE	255.96	300.00	44.04	1,784.78	2,100.00	315.22
GAS	66.00	80.00	14.00	443.35	560.00	116.65
WATER/SEWER	7,067.98	3,000.00	4,067.98-	18,417.59	21,000.00	2,582.41
TOTAL UTILITIES	10,410.29	6,380.00	4,030.29-	41,207.71	44,660.00	3,452.29
ADMINISTRATIVE						
LEGAL	.00	.00	0.00	4,454.09	.00	4,454.09-
COLLECTIONS & LEGAL	313.00	375.00	62.00	3,426.20	2,625.00	801.20-
BANK CHARGES	75.00	10.00	65.00-	100.00	70.00	30.00-
AUDIT & TAX PREP	.00	.00	0.00	1,995.00	925.00	1,070.00-
INSURANCE	.00	.00	0.00	4,931.00	6,700.00	1,769.00
MEETINGS & COMMUNITY	500.50	.00	500.50-	500.50	1,200.00	699.50
MANAGEMENT FEES	1,400.00	1,400.00	0.00	9,800.00	9,800.00	0.00
COPIES/POSTAGE/SUPPLIES	33.33	100.00	66.67	1,171.22	700.00	471.22-
RECORD STORAGE	2.00	.00	2.00-	13.50	.00	13.50-
STATEMENTS	161.50	175.00	13.50	1,116.46	1,225.00	108.54
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	700.00	400.00
MISC ADMIN	.00	70.00	70.00	11.00	490.00	479.00
TOTAL ADMINISTRATIVE	2,485.33	2,230.00	255.33-	28,518.97	24,765.00	3,753.97-
TOTAL OPERATING EXPENSE	20,662.42	18,973.00	1,689.42-	135,426.34	139,091.00	3,664.66
NET OPER PROFIT/LOSS	4,679.57-	2,302.00	6,981.57-	20,831.64	9,834.00	10,997.64
RESERVE ALLOCATIONS						
INTEREST INCOME	131.98	.00	131.98	1,067.62	.00	1,067.62
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	42,665.00	42,665.00	0.00
WORKING CAPITAL	680.00	.00	680.00	3,740.00	.00	3,740.00
RESERVE CONTRIBUTION	680.00	.00	680.00	3,740.00	.00	3,740.00
RESERVE EXPENSE	.00	.00	0.00	53,968.88	.00	53,968.88-
TOTAL RESERVE & EXPENSE	7,586.98	6,095.00	1,491.98	2,756.26	42,665.00	45,421.26-
NET PROFIT / (LOSS)	2,907.41	8,397.00	5,489.59-	18,075.38	52,499.00	34,423.62-

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Balance Sheet

Jul 31, 2023

JUL 1, 2023 - JUL 31, 2023

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	165,514.74
MOUNTAIN TRAILS RESERVE	230,808.13
MOUNTAIN TRAILS ICS ACCT 402	151,357.24
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	550,210.11
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TOTAL ASSETS	550,210.11
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LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	18,075.38
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TOTAL CAPITAL	550,210.11
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TOTAL LIABILITIES & CAPITAL	550,210.11
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