

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	26,765.00	26,995.00	230.00-	214,797.61	215,960.00	1,162.39-
DELINQUENT INCOME	1,085.00	375.00	710.00	11,328.52	3,000.00	8,328.52
FOB/GATE/KEY INC	90.00	.00	90.00	370.00	.00	370.00
FINES/VIO/LT FEES	.00	.00	0.00	366.85	.00	366.85
WORKING CAPITAL/ESCROW	680.00	.00	680.00	4,420.00	.00	4,420.00
RESERVE CONTRIBUTION/ESCR	680.00	.00	680.00	4,420.00	.00	4,420.00
TOTAL OPERATING INCOME	29,300.00	27,370.00	1,930.00	235,702.98	218,960.00	16,742.98
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	48,760.00	48,760.00	0.00
WORKING CAPITAL TRANSFER	680.00	.00	680.00-	4,420.00	.00	4,420.00-
RESERVE CONTRIBUTION	680.00	.00	680.00-	4,420.00	.00	4,420.00-
TOTAL INCOME	21,845.00	21,275.00	570.00	178,102.98	170,200.00	7,902.98
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	43,144.16	43,144.00	0.16-
PEST CONTROL	200.00	.00	200.00-	1,450.00	500.00	950.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	.00	1,600.00	1,600.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	800.00	800.00
WINTER OVERSEEDING	.00	.00	0.00	1,721.00	.00	1,721.00-
PLAYGROUND MAINT/INSPECT	220.00	.00	220.00-	599.46	500.00	1,099.46
PLUMBING REPAIRS	.00	.00	0.00	739.33	.00	739.33
PARKING SERVICE CONTRACT	480.00	.00	480.00-	1,755.00	.00	1,755.00-
POOL CONTRACT	860.00	860.00	0.00	5,100.00	6,880.00	1,780.00
POOL & SPA SUPPLIES	756.86	1,000.00	243.14	3,690.15	8,000.00	4,309.85
POOL & SPA REPAIRS	.00	.00	0.00	1,833.28	3,000.00	1,166.72
GATE CONTRACT	.00	325.00	325.00	1,245.00	2,600.00	1,355.00
GATE MAINTENANCE, LABOR	455.20	500.00	44.80	5,645.01	4,000.00	1,645.01-
IRRIGATION REPAIRS	294.90	210.00	84.90-	5,846.19	1,680.00	4,166.19-
TREE TRIMMING	250.00	1,000.00	750.00	925.00	2,000.00	1,075.00
GENERAL MAINTENANCE	305.99	600.00	294.01	920.76	4,800.00	3,879.24
TOTAL MAINT. & REPAIR	9,215.97	10,188.00	972.03	74,486.76	79,504.00	5,017.24
PARTS & SUPPLIES						
GATE/KEYS	.00	50.00	50.00	428.87	400.00	28.87-
TOTAL PARTS & SUPPLIES	.00	50.00	50.00	428.87	400.00	28.87-

9:26 AM

Income Statement

Aug 31, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
UTILITIES						
ELECTRIC	3,100.54	3,000.00	100.54-	23,662.53	24,000.00	337.47
GATE TELEPHONE	246.82	300.00	53.18	2,031.60	2,400.00	368.40
GAS	61.08	80.00	18.92	504.43	640.00	135.57
WATER/SEWER	7,912.04	3,000.00	4,912.04-	26,329.63	24,000.00	2,329.63-
TOTAL UTILITIES	11,320.48	6,380.00	4,940.48-	52,528.19	51,040.00	1,488.19-
ADMINISTRATIVE						
LEGAL	45.50	.00	45.50-	4,499.59	.00	4,499.59-
COLLECTIONS & LEGAL	461.00	375.00	86.00-	3,887.20	3,000.00	887.20-
BANK CHARGES	25.00	10.00	15.00-	125.00	80.00	45.00-
AUDIT & TAX PREP	1,070.00	.00	1,070.00-	3,065.00	925.00	2,140.00-
INSURANCE	.00	.00	0.00	4,931.00	6,700.00	1,769.00
MEETINGS & COMMUNITY	.00	.00	0.00	500.50	1,200.00	699.50
MANAGEMENT FEES	1,400.00	1,400.00	0.00	11,200.00	11,200.00	0.00
COPIES/POSTAGE/SUPPLIES	29.81	100.00	70.19	1,201.03	800.00	401.03-
RECORD STORAGE	2.00	.00	2.00-	15.50	.00	15.50-
STATEMENTS	161.50	175.00	13.50	1,277.96	1,400.00	122.04
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	800.00	500.00
MISC ADMIN	.00	70.00	70.00	11.00	560.00	549.00
TOTAL ADMINISTRATIVE	3,194.81	2,230.00	964.81-	31,713.78	26,995.00	4,718.78-
TOTAL OPERATING EXPENSE	23,731.26	18,848.00	4,883.26-	159,157.60	157,939.00	1,218.60-
NET OPER PROFIT/(LOSS)	1,886.26-	2,427.00	4,313.26-	18,945.38	12,261.00	6,684.38
RESERVE ALLOCATIONS						
INTEREST INCOME	134.19	.00	134.19	1,201.81	.00	1,201.81
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	48,760.00	48,760.00	0.00
WORKING CAPITAL	680.00	.00	680.00	4,420.00	.00	4,420.00
RESERVE CONTRIBUTION	680.00	.00	680.00	4,420.00	.00	4,420.00
RESERVE EXPENSE	.00	.00	0.00	53,968.88	.00	53,968.88-
TOTAL RESERVE & EXPENSE	7,589.19	6,095.00	1,494.19	4,832.93	48,760.00	43,927.07-
NET PROFIT / (LOSS)	5,702.93	8,522.00	2,819.07-	23,778.31	61,021.00	37,242.69-

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	163,635.97
MOUNTAIN TRAILS RESERVE	238,331.98
MOUNTAIN TRAILS ICS ACCT 402	151,415.09
UTILITY DEPOSITS	2,530.00
	<hr/>
TOTAL CURRENT ASSETS	555,913.04
	<hr/>
TOTAL ASSETS	555,913.04
	<hr/> <hr/>

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	23,778.31
	<hr/>
TOTAL CAPITAL	555,913.04
	<hr/>
TOTAL LIABILITIES & CAPITAL	555,913.04
	<hr/> <hr/>