

Income Statement

Oct 31, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	21,792.35	26,995.00	5,202.65-	263,539.86	269,950.00	6,410.14-
DELINQUENT INCOME	2,470.35	375.00	2,095.35	18,280.55	3,750.00	14,530.55
MISC INCOME	.00	.00	0.00	25.00	.00	25.00
FOB/GATE/KEY INC	55.00	.00	55.00	475.00	.00	475.00
FINES/VIO/LT FEES	.00	.00	0.00	366.85	.00	366.85
WORKING CAPITAL/ESCROW	.00	.00	0.00	4,420.00	.00	4,420.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	4,420.00	.00	4,420.00
TOTAL OPERATING INCOME	24,317.70	27,370.00	3,052.30-	291,527.26	273,700.00	17,827.26
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	60,950.00	60,950.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	4,420.00	.00	4,420.00-
RESERVE CONTRIBUTION	.00	.00	0.00	4,420.00	.00	4,420.00-
TOTAL INCOME	18,222.70	21,275.00	3,052.30-	221,737.26	212,750.00	8,987.26
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	53,930.20	53,930.00	0.20-
STORM DAMAGE	2,110.00	.00	2,110.00-	2,510.00	.00	2,510.00-
PEST CONTROL	400.00	.00	400.00-	1,850.00	625.00	1,225.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	798.00	2,000.00	1,202.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	1,000.00	1,000.00
WINTER OVERSEEDING	.00	4,700.00	4,700.00	1,721.00	4,700.00	2,979.00
PLAYGROUND MAINT/INSPECT	2,005.00	.00	2,005.00-	1,405.54	750.00	655.54-
PLUMBING REPAIRS	.00	.00	0.00	739.33	.00	739.33
PARKING SERVICE CONTRACT	480.00	.00	480.00-	2,715.00	.00	2,715.00-
POOL CONTRACT	860.00	860.00	0.00	6,820.00	8,600.00	1,780.00
POOL & SPA SUPPLIES	459.89	1,000.00	540.11	5,271.50	10,000.00	4,728.50
POOL & SPA REPAIRS	305.18	1,000.00	694.82	3,813.46	4,000.00	186.54
GATE CONTRACT	460.00	325.00	135.00-	1,705.00	3,250.00	1,545.00
GATE MAINTENANCE, LABOR	1,668.40	500.00	1,168.40-	7,548.61	5,000.00	2,548.61-
IRRIGATION REPAIRS	1,220.24	210.00	1,010.24-	7,448.18	2,100.00	5,348.18-
TREE TRIMMING	925.00	.00	925.00-	1,850.00	2,000.00	150.00
GENERAL MAINTENANCE	.00	600.00	600.00	920.76	6,000.00	5,079.24
BACKFLOW TESTING	.00	280.00	280.00	.00	280.00	280.00
TOTAL MAINT. & REPAIR	16,286.73	15,168.00	1,118.73-	102,117.92	104,235.00	2,117.08
PARTS & SUPPLIES						
GATE/KEYS	.00	50.00	50.00	428.87	500.00	71.13

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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL PARTS & SUPPLIES	.00	50.00	50.00	428.87	500.00	71.13
UTILITIES						
ELECTRIC	3,025.72	3,000.00	25.72-	29,744.91	30,000.00	255.09
GATE TELEPHONE	257.46	300.00	42.54	2,545.82	3,000.00	454.18
GAS	61.28	80.00	18.72	626.99	800.00	173.01
WATER/SEWER	7,028.30	3,000.00	4,028.30-	41,912.07	30,000.00	11,912.07-
TOTAL UTILITIES	10,372.76	6,380.00	3,992.76-	74,829.79	63,800.00	11,029.79-
ADMINISTRATIVE						
LEGAL	.00	.00	0.00	6,432.43	.00	6,432.43-
COLLECTIONS & LEGAL	302.00	375.00	73.00	4,967.70	3,750.00	1,217.70-
BANK CHARGES	.00	10.00	10.00	135.00	100.00	35.00-
AUDIT & TAX PREP	.00	.00	0.00	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	1,800.00	1,299.50
MANAGEMENT FEES	1,400.00	1,400.00	0.00	14,000.00	14,000.00	0.00
COPIES/POSTAGE/SUPPLIES	49.61	100.00	50.39	1,304.28	1,000.00	304.28-
RECORD STORAGE	2.00	.00	2.00-	19.50	.00	19.50-
STATEMENTS	157.18	175.00	17.82	1,593.40	1,750.00	156.60
PERMITS/LICENSES	.00	.00	0.00	860.00	540.00	320.00-
PROPERTY TAXES	7.88	.00	7.88-	7.88	.00	7.88-
INCOME TAXES	.00	.00	0.00	110.00	60.00	50.00-
WEBSITE	.00	100.00	100.00	300.00	1,000.00	700.00
MISC ADMIN	.00	70.00	70.00	57.89	700.00	642.11
TOTAL ADMINISTRATIVE	1,918.67	2,230.00	311.33	38,284.58	32,325.00	5,959.58-
TOTAL OPERATING EXPENSE	28,578.16	23,828.00	4,750.16-	215,661.16	200,860.00	14,801.16-
NET OPER PROFIT/LOSS	10,355.46-	2,553.00-	7,802.46-	6,076.10	11,890.00	5,813.90-
RESERVE ALLOCATIONS						
INTEREST INCOME	143.02	.00	143.02	1,476.70	.00	1,476.70
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	60,950.00	60,950.00	0.00
WORKING CAPITAL	.00	.00	0.00	4,420.00	.00	4,420.00
RESERVE CONTRIBUTION	.00	.00	0.00	4,420.00	.00	4,420.00
RESERVE EXPENSE	281.25	.00	281.25	53,406.38	.00	53,406.38-
TOTAL RESERVE & EXPENSE	6,519.27	6,095.00	424.27	17,860.32	60,950.00	43,089.68-
NET PROFIT / (LOSS)	3,836.19-	3,542.00	7,378.19-	23,936.42	72,840.00	48,903.58-

DESCRIPTION

ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
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Balance Sheet

Oct 31, 2023

OCT 1, 2023 - OCT 31, 2023

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	150,780.69
MOUNTAIN TRAILS RESERVE	251,231.47
MOUNTAIN TRAILS ICS ACCT 402	151,528.99
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	556,071.15
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TOTAL ASSETS	556,071.15
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LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	23,936.42
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TOTAL CAPITAL	556,071.15
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TOTAL LIABILITIES & CAPITAL	556,071.15
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