

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	26,949.90	26,995.00	45.10-	241,747.51	242,955.00	1,207.49-
DELINQUENT INCOME	4,481.68	375.00	4,106.68	15,810.20	3,375.00	12,435.20
MISC INCOME	25.00	.00	25.00	25.00	.00	25.00
FOB/GATE/KEY INC	50.00	.00	50.00	420.00	.00	420.00
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	31,506.58	27,370.00	4,136.58	267,209.56	246,330.00	20,879.56
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	54,855.00	54,855.00	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	25,411.58	21,275.00	4,136.58	203,514.56	191,475.00	12,039.56
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	48,537.18	48,537.00	0.18-
STORM DAMAGE	400.00	.00	400.00-	400.00	.00	400.00-
PEST CONTROL	.00	125.00	125.00	1,450.00	625.00	825.00-
LANDSCAPE SUPPLIES	798.00	200.00	598.00-	798.00	1,800.00	1,002.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	900.00	900.00
WINTER OVERSEEDING	.00	.00	0.00	1,721.00	.00	1,721.00-
PLAYGROUND MAINT/INSPECT	.00	250.00	250.00	599.46	750.00	1,349.46
PLUMBING REPAIRS	.00	.00	0.00	739.33	.00	739.33
PARKING SERVICE CONTRACT	480.00	.00	480.00-	2,235.00	.00	2,235.00-
POOL CONTRACT	860.00	860.00	0.00	5,960.00	7,740.00	1,780.00
POOL & SPA SUPPLIES	1,121.46	1,000.00	121.46-	4,811.61	9,000.00	4,188.39
POOL & SPA REPAIRS	1,675.00	.00	1,675.00-	3,508.28	3,000.00	508.28-
GATE CONTRACT	.00	325.00	325.00	1,245.00	2,925.00	1,680.00
GATE MAINTENANCE, LABOR	235.20	500.00	264.80	5,880.21	4,500.00	1,380.21-
IRRIGATION REPAIRS	381.75	210.00	171.75-	6,227.94	1,890.00	4,337.94-
TREE TRIMMING	.00	.00	0.00	925.00	2,000.00	1,075.00
GENERAL MAINTENANCE	.00	600.00	600.00	920.76	5,400.00	4,479.24
TOTAL MAINT. & REPAIR	11,344.43	9,563.00	1,781.43-	85,831.19	89,067.00	3,235.81
PARTS & SUPPLIES						
GATE/KEYS	.00	50.00	50.00	428.87	450.00	21.13

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Income Statement

Sep 30, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL PARTS & SUPPLIES	.00	50.00	50.00	428.87	450.00	21.13
UTILITIES						
ELECTRIC	3,056.66	3,000.00	56.66-	26,719.19	27,000.00	280.81
GATE TELEPHONE	256.76	300.00	43.24	2,288.36	2,700.00	411.64
GAS	61.28	80.00	18.72	565.71	720.00	154.29
WATER/SEWER	8,554.14	3,000.00	5,554.14-	34,883.77	27,000.00	7,883.77-
TOTAL UTILITIES	11,928.84	6,380.00	5,548.84-	64,457.03	57,420.00	7,037.03-
ADMINISTRATIVE						
LEGAL	1,932.84	.00	1,932.84-	6,432.43	.00	6,432.43-
COLLECTIONS & LEGAL	778.50	375.00	403.50-	4,665.70	3,375.00	1,290.70-
BANK CHARGES	10.00	10.00	0.00	135.00	90.00	45.00-
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	600.00	600.00	500.50	1,800.00	1,299.50
MANAGEMENT FEES	1,400.00	1,400.00	0.00	12,600.00	12,600.00	0.00
COPIES/POSTAGE/SUPPLIES	53.64	100.00	46.36	1,254.67	900.00	354.67-
RECORD STORAGE	2.00	.00	2.00-	17.50	.00	17.50-
STATEMENTS	158.26	175.00	16.74	1,436.22	1,575.00	138.78
PERMITS/LICENSES	270.00	270.00	0.00	860.00	540.00	320.00-
INCOME TAXES	.00	.00	0.00	110.00	60.00	50.00-
WEBSITE	.00	100.00	100.00	300.00	900.00	600.00
MISC ADMIN	46.89	70.00	23.11	57.89	630.00	572.11
TOTAL ADMINISTRATIVE	4,652.13	3,100.00	1,552.13-	36,365.91	30,095.00	6,270.91-
TOTAL OPERATING EXPENSE	27,925.40	19,093.00	8,832.40-	187,083.00	177,032.00	10,051.00-
NET OPER PROFIT/LOSS	2,513.82-	2,182.00	4,695.82-	16,431.56	14,443.00	1,988.56
RESERVE ALLOCATIONS						
INTEREST INCOME	131.87	.00	131.87	1,333.68	.00	1,333.68
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	54,855.00	54,855.00	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	53,687.63	.00	53,687.63-
TOTAL RESERVE & EXPENSE	6,508.12	6,095.00	413.12	11,341.05	54,855.00	43,513.95-
NET PROFIT / (LOSS)	3,994.30	8,277.00	4,282.70-	27,772.61	69,298.00	41,525.39-

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Balance Sheet

Sep 30, 2023

SEP 1, 2023 - SEP 30, 2023

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	161,129.06
MOUNTAIN TRAILS RESERVE	244,777.18
MOUNTAIN TRAILS ICS ACCT 402	151,471.10
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	559,907.34
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TOTAL ASSETS	559,907.34
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LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	27,772.61
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TOTAL CAPITAL	559,907.34
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TOTAL LIABILITIES & CAPITAL	559,907.34
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