

## Income Statement

Feb 29, 2024

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	23,170.38	27,370.00	4,199.62-	47,493.87	54,740.00	7,246.13-
DELINQUENT INCOME	720.00	1,350.00	630.00-	1,691.50	2,700.00	1,008.50-
FOB/GATE/KEY INC	.00	.00	0.00	90.00	.00	90.00
FINES/VIO/LT FEES	.00	.00	0.00	75.00	.00	75.00
TOTAL OPERATING INCOME	23,890.38	28,720.00	4,829.62-	49,350.37	57,440.00	8,089.63-
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	14,000.00	14,000.00	0.00
TOTAL INCOME	16,890.38	21,720.00	4,829.62-	35,350.37	43,440.00	8,089.63-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	10,786.04	10,786.00	0.04-
PEST CONTROL	325.00	200.00	125.00-	525.00	400.00	125.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	100.00	100.00
PLAYGROUND MAINT/INSPECT	220.00	250.00	30.00	220.00	250.00	30.00
PARKING SERVICE CONTRACT	480.00	480.00	0.00	960.00	960.00	0.00
POOL CONTRACT	.00	630.00	630.00	630.00	1,260.00	630.00
POOL & SPA SUPPLIES	.00	400.00	400.00	408.94	800.00	391.06
POOL & SPA REPAIRS	.00	.00	0.00	.00	1,000.00	1,000.00
GATE CONTRACT	.00	.00	0.00	635.21	500.00	135.21-
GATE MAINTENANCE, LABOR	767.77	750.00	17.77-	1,187.13	1,500.00	312.87
IRRIGATION REPAIRS	.00	600.00	600.00	381.75	1,200.00	818.25
GENERAL MAINTENANCE	.00	250.00	250.00	.00	250.00	250.00
TOTAL MAINT. & REPAIR	7,185.79	9,053.00	1,867.21	15,734.07	19,006.00	3,271.93
PARTS & SUPPLIES						
GATE/KEYS	428.87	.00	428.87-	428.87	450.00	21.13
TOTAL PARTS & SUPPLIES	428.87	.00	428.87-	428.87	450.00	21.13
UTILITIES						
ELECTRIC	2,729.50	3,000.00	270.50	5,703.37	6,000.00	296.63
GATE TELEPHONE	266.98	275.00	8.02	534.09	550.00	15.91
GAS	66.23	65.00	1.23-	127.51	130.00	2.49
WATER/SEWER	776.07	750.00	26.07-	1,560.43	1,500.00	60.43-
TOTAL UTILITIES	3,838.78	4,090.00	251.22	7,925.40	8,180.00	254.60
ADMINISTRATIVE						

## Income Statement

Feb 29, 2024

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
LEGAL	1,566.70	725.00	841.70-	1,965.90	725.00	1,240.90-
COLLECTIONS & LEGAL	201.00	500.00	299.00	879.50	1,000.00	120.50
BANK CHARGES	.00	25.00	25.00	40.00	25.00	15.00-
INSURANCE	5,379.00	5,250.00	129.00-	5,379.00	5,250.00	129.00-
MANAGEMENT FEES	1,400.00	1,400.00	0.00	2,800.00	2,800.00	0.00
COPIES/POSTAGE/SUPPLIES	35.14	50.00	14.86	128.42	100.00	28.42-
RECORD STORAGE	2.00	10.00	8.00	6.00	20.00	14.00
STATEMENTS	218.05	165.00	53.05-	375.23	330.00	45.23-
INCOME TAXES	115.00	1,070.00	955.00	115.00	1,070.00	955.00
WEBSITE	.00	.00	0.00	300.00	300.00	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>8,916.89</b>	<b>9,195.00</b>	<b>278.11</b>	<b>11,989.05</b>	<b>11,620.00</b>	<b>369.05-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>20,370.33</b>	<b>22,338.00</b>	<b>1,967.67</b>	<b>36,077.39</b>	<b>39,256.00</b>	<b>3,178.61</b>
<b>NET OPER PROFIT/LOSS</b>	<b>3,479.95-</b>	<b>618.00-</b>	<b>2,861.95-</b>	<b>727.02</b>	<b>4,184.00</b>	<b>4,911.02-</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	158.79	.00	158.79	325.44	.00	325.44
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	14,000.00	14,000.00	0.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>7,158.79</b>	<b>7,000.00</b>	<b>158.79</b>	<b>14,325.44</b>	<b>14,000.00</b>	<b>325.44</b>
<b>NET PROFIT / (LOSS)</b>	<b>3,678.84</b>	<b>6,382.00</b>	<b>2,703.16-</b>	<b>13,598.42</b>	<b>18,184.00</b>	<b>4,585.58-</b>

## ASSETS

## CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	167,501.63
MOUNTAIN TRAILS RESERVE	278,374.29
MOUNTAIN TRAILS ICS ACCT 402	151,755.14
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	600,161.06
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TOTAL ASSETS	600,161.06
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## LIABILITIES &amp; CAPITAL

## CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	597,140.26
PROFIT /(LOSS) FOR PERIOD	13,598.42
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TOTAL CAPITAL	600,161.06
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TOTAL LIABILITIES & CAPITAL	600,161.06
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