

Income Statement

Dec 31, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENTS	33,013.20	26,995.00	6,018.20	321,101.84	323,940.00	2,838.16-
DELINQUENT INCOME	3,177.47	375.00	2,802.47	22,954.24	4,500.00	18,454.24
MISC INCOME	.00	.00	0.00	25.00	.00	25.00
FOB/GATE/KEY INC	.00	.00	0.00	475.00	.00	475.00
FINES/VIO/LT FEES	50.00	.00	50.00	416.85	.00	416.85
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
<b>TOTAL OPERATING INCOME</b>	<b>36,240.67</b>	<b>27,370.00</b>	<b>8,870.67</b>	<b>353,812.93</b>	<b>328,440.00</b>	<b>25,372.93</b>
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	73,140.00	73,140.00	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-
<b>TOTAL INCOME</b>	<b>30,145.67</b>	<b>21,275.00</b>	<b>8,870.67</b>	<b>271,832.93</b>	<b>255,300.00</b>	<b>16,532.93</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	64,716.24	64,716.00	0.24-
STORM DAMAGE	.00	.00	0.00	2,510.00	.00	2,510.00-
PEST CONTROL	.00	.00	0.00	2,175.00	750.00	1,425.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	798.00	2,400.00	1,602.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	1,200.00	1,200.00
WINTER OVERSEEDING	.00	.00	0.00	1,721.00	4,700.00	2,979.00
PLAYGROUND MAINT/INSPECT	850.00	250.00	600.00-	2,255.54	1,000.00	1,255.54-
PLUMBING REPAIRS	.00	.00	0.00	739.33	.00	739.33
PARKING SERVICE CONTRACT	480.00	.00	480.00-	3,675.00	.00	3,675.00-
POOL CONTRACT	630.00	860.00	230.00	8,940.00	10,320.00	1,380.00
POOL & SPA SUPPLIES	266.67	1,000.00	733.33	6,590.36	12,000.00	5,409.64
POOL & SPA REPAIRS	.00	.00	0.00	4,517.26	4,000.00	517.26-
GATE CONTRACT	.00	325.00	325.00	1,705.00	3,900.00	2,195.00
GATE MAINTENANCE, LABOR	.00	500.00	500.00	7,548.61	6,000.00	1,548.61-
IRRIGATION REPAIRS	.00	210.00	210.00	7,448.18	2,520.00	4,928.18-
TREE TRIMMING	.00	.00	0.00	1,850.00	2,000.00	150.00
GENERAL MAINTENANCE	.00	600.00	600.00	920.76	7,200.00	6,279.24
BACKFLOW TESTING	.00	.00	0.00	.00	280.00	280.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>7,619.69</b>	<b>9,438.00</b>	<b>1,818.31</b>	<b>119,181.62</b>	<b>122,986.00</b>	<b>3,804.38</b>
<b>PARTS &amp; SUPPLIES</b>						
GATE/KEYS	.00	50.00	50.00	428.87	600.00	171.13

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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	600.00	171.13
UTILITIES						
ELECTRIC	2,964.42	3,000.00	35.58	35,748.42	36,000.00	251.58
GATE TELEPHONE	266.14	300.00	33.86	3,077.40	3,600.00	522.60
GAS	61.28	80.00	18.72	754.61	960.00	205.39
WATER/SEWER	1,367.92	3,000.00	1,632.08	46,978.04	36,000.00	10,978.04-
TOTAL UTILITIES	4,659.76	6,380.00	1,720.24	86,558.47	76,560.00	9,998.47-
ADMINISTRATIVE						
LEGAL	.00	.00	0.00	6,732.43	.00	6,732.43-
COLLECTIONS & LEGAL	329.00	375.00	46.00	5,373.20	4,500.00	873.20-
BANK CHARGES	10.00	10.00	0.00	145.00	120.00	25.00-
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	2,400.00	1,899.50
MANAGEMENT FEES	1,400.00	1,400.00	0.00	16,800.00	16,800.00	0.00
COPIES/POSTAGE/SUPPLIES	.00	100.00	100.00	1,333.81	1,200.00	133.81-
RECORD STORAGE	.00	.00	0.00	21.50	.00	21.50-
STATEMENTS	155.02	184.00	28.98	1,905.60	2,109.00	203.40
PERMITS/LICENSES	.00	.00	0.00	860.00	540.00	320.00-
PROPERTY TAXES	.00	.00	0.00	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	1,200.00	900.00
MISC ADMIN	.00	70.00	70.00	82.64	840.00	757.36
TOTAL ADMINISTRATIVE	1,894.02	2,839.00	944.98	42,168.56	37,394.00	4,774.56-
TOTAL OPERATING EXPENSE	14,173.47	18,707.00	4,533.53	248,337.52	237,540.00	10,797.52-
NET OPER PROFIT/LOSS	15,972.20	2,568.00	13,404.20	23,495.41	17,760.00	5,735.41
RESERVE ALLOCATIONS						
INTEREST INCOME	163.66	.00	163.66	1,796.38	.00	1,796.38
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	73,140.00	73,140.00	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	52,843.88	.00	52,843.88-
TOTAL RESERVE & EXPENSE	6,539.91	6,095.00	444.91	30,932.50	73,140.00	42,207.50-
NET PROFIT / (LOSS)	22,512.11	8,663.00	13,849.11	54,427.91	90,900.00	36,472.09-

## ASSETS

## CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	168,213.83
MOUNTAIN TRAILS RESERVE	264,175.85
MOUNTAIN TRAILS ICS ACCT 402	151,642.96
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	586,562.64
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## LIABILITIES &amp; CAPITAL

## CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	54,427.91
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TOTAL CAPITAL	586,562.64
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TOTAL LIABILITIES & CAPITAL	586,562.64
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