

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	24,323.49	27,370.00	3,046.51-	24,323.49	27,370.00	3,046.51-
DELINQUENT INCOME	971.50	1,350.00	378.50-	971.50	1,350.00	378.50-
FOB/GATE/KEY INC	90.00	.00	90.00	90.00	.00	90.00
FINES/VIO/LT FEES	75.00	.00	75.00	75.00	.00	75.00
<b>TOTAL OPERATING INCOME</b>	<b>25,459.99</b>	<b>28,720.00</b>	<b>3,260.01-</b>	<b>25,459.99</b>	<b>28,720.00</b>	<b>3,260.01-</b>
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	7,000.00	7,000.00	0.00
<b>TOTAL INCOME</b>	<b>18,459.99</b>	<b>21,720.00</b>	<b>3,260.01-</b>	<b>18,459.99</b>	<b>21,720.00</b>	<b>3,260.01-</b>
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	5,393.02	5,393.00	0.02-
PEST CONTROL	200.00	200.00	0.00	200.00	200.00	0.00
PARKING SERVICE CONTRACT	480.00	480.00	0.00	480.00	480.00	0.00
POOL CONTRACT	630.00	630.00	0.00	630.00	630.00	0.00
POOL & SPA SUPPLIES	408.94	400.00	8.94-	408.94	400.00	8.94-
POOL & SPA REPAIRS	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00
GATE CONTRACT	635.21	500.00	135.21-	635.21	500.00	135.21-
GATE MAINTENANCE, LABOR	419.36	750.00	330.64	419.36	750.00	330.64
IRRIGATION REPAIRS	381.75	600.00	218.25	381.75	600.00	218.25
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>8,548.28</b>	<b>9,953.00</b>	<b>1,404.72</b>	<b>8,548.28</b>	<b>9,953.00</b>	<b>1,404.72</b>
PARTS & SUPPLIES						
GATE/KEYS	.00	450.00	450.00	.00	450.00	450.00
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>450.00</b>	<b>450.00</b>	<b>.00</b>	<b>450.00</b>	<b>450.00</b>
UTILITIES						
ELECTRIC	2,973.87	3,000.00	26.13	2,973.87	3,000.00	26.13
GATE TELEPHONE	267.11	275.00	7.89	267.11	275.00	7.89
GAS	61.28	65.00	3.72	61.28	65.00	3.72
WATER/SEWER	784.36	750.00	34.36-	784.36	750.00	34.36-
<b>TOTAL UTILITIES</b>	<b>4,086.62</b>	<b>4,090.00</b>	<b>3.38</b>	<b>4,086.62</b>	<b>4,090.00</b>	<b>3.38</b>
ADMINISTRATIVE						
LEGAL	399.20	.00	399.20-	399.20	.00	399.20-
COLLECTIONS & LEGAL	678.50	500.00	178.50-	678.50	500.00	178.50-
BANK CHARGES	40.00	.00	40.00-	40.00	.00	40.00-

## MOUNTAIN TRAILS COMMUNITY

## Income Statement

Jan 31, 2024

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
MANAGEMENT FEES	1,400.00	1,400.00	0.00	1,400.00	1,400.00	0.00
COPIES/POSTAGE/SUPPLIES	93.28	50.00	43.28-	93.28	50.00	43.28-
RECORD STORAGE	4.00	10.00	6.00	4.00	10.00	6.00
STATEMENTS	157.18	165.00	7.82	157.18	165.00	7.82
WEBSITE	300.00	300.00	0.00	300.00	300.00	0.00
TOTAL ADMINISTRATIVE	3,072.16	2,425.00	647.16-	3,072.16	2,425.00	647.16-
TOTAL OPERATING EXPENSE	15,707.06	16,918.00	1,210.94	15,707.06	16,918.00	1,210.94
NET OPER PROFIT/LOSS	2,752.93	4,802.00	2,049.07-	2,752.93	4,802.00	2,049.07-
RESERVE ALLOCATIONS						
INTEREST INCOME	166.65	.00	166.65	166.65	.00	166.65
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	7,000.00	7,000.00	0.00
TOTAL RESERVE & EXPENSE	7,166.65	7,000.00	166.65	7,166.65	7,000.00	166.65
NET PROFIT / (LOSS)	9,919.58	11,802.00	1,882.42-	9,919.58	11,802.00	1,882.42-

9:31 AM

## Balance Sheet

Jan 31, 2024

JAN 1, 2024 - JAN 31, 2024

## ASSETS

## CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	170,974.37
MOUNTAIN TRAILS RESERVE	271,276.94
MOUNTAIN TRAILS ICS ACCT 402	151,700.91
UTILITY DEPOSITS	2,530.00
	<hr/>
TOTAL CURRENT ASSETS	596,482.22
	<hr/>
TOTAL ASSETS	596,482.22
	<hr/> <hr/>

## LIABILITIES &amp; CAPITAL

## CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	597,140.26
PROFIT /(LOSS) FOR PERIOD	9,919.58
	<hr/>
TOTAL CAPITAL	596,482.22
	<hr/>
TOTAL LIABILITIES & CAPITAL	596,482.22
	<hr/> <hr/>