

MOUNTAIN TRAILS COMMUNITY

Income Statement

Nov 30, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	24,548.78	26,995.00	2,446.22-	288,088.64	296,945.00	8,856.36-
DELINQUENT INCOME	1,496.22	375.00	1,121.22	19,776.77	4,125.00	15,651.77
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	.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	26,045.00	27,370.00	1,325.00-	317,572.26	301,070.00	16,502.26
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	67,045.00	67,045.00	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	19,950.00	21,275.00	1,325.00-	241,687.26	234,025.00	7,662.26
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	59,323.22	59,323.00	0.22-
STORM DAMAGE	.00	.00	0.00	2,510.00	.00	2,510.00-
PEST CONTROL	325.00	125.00	200.00-	2,175.00	750.00	1,425.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	798.00	2,200.00	1,402.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	1,100.00	1,100.00
WINTER OVERSEEDING	.00	.00	0.00	1,721.00	4,700.00	2,979.00
PLAYGROUND MAINT/INSPECT	.00	.00	0.00	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-	3,195.00	.00	3,195.00-
POOL CONTRACT	1,490.00	860.00	630.00-	8,310.00	9,460.00	1,150.00
POOL & SPA SUPPLIES	1,052.19	1,000.00	52.19-	6,323.69	11,000.00	4,676.31
POOL & SPA REPAIRS	703.80	.00	703.80-	4,517.26	4,000.00	517.26-
GATE CONTRACT	.00	325.00	325.00	1,705.00	3,575.00	1,870.00
GATE MAINTENANCE, LABOR	.00	500.00	500.00	7,548.61	5,500.00	2,048.61-
IRRIGATION REPAIRS	.00	210.00	210.00	7,448.18	2,310.00	5,138.18-
TREE TRIMMING	.00	.00	0.00	1,850.00	2,000.00	150.00
GENERAL MAINTENANCE	.00	600.00	600.00	920.76	6,600.00	5,679.24
BACKFLOW TESTING	.00	.00	0.00	.00	280.00	280.00
TOTAL MAINT. & REPAIR	9,444.01	9,313.00	131.01-	111,561.93	113,548.00	1,986.07
PARTS & SUPPLIES						
GATE/KEYS	.00	50.00	50.00	428.87	550.00	121.13

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL PARTS & SUPPLIES	.00	50.00	50.00	428.87	550.00	121.13
UTILITIES						
ELECTRIC	3,039.09	3,000.00	39.09-	32,784.00	33,000.00	216.00
GATE TELEPHONE	265.44	300.00	34.56	2,811.26	3,300.00	488.74
GAS	66.34	80.00	13.66	693.33	880.00	186.67
WATER/SEWER	3,698.05	3,000.00	698.05-	45,610.12	33,000.00	12,610.12-
TOTAL UTILITIES	7,068.92	6,380.00	688.92-	81,898.71	70,180.00	11,718.71-
ADMINISTRATIVE						
LEGAL	300.00	.00	300.00-	6,732.43	.00	6,732.43-
COLLECTIONS & LEGAL	76.50	375.00	298.50	5,044.20	4,125.00	919.20-
BANK CHARGES	.00	10.00	10.00	135.00	110.00	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	.00	0.00	500.50	1,800.00	1,299.50
MANAGEMENT FEES	1,400.00	1,400.00	0.00	15,400.00	15,400.00	0.00
COPIES/POSTAGE/SUPPLIES	29.53	100.00	70.47	1,333.81	1,100.00	233.81-
RECORD STORAGE	2.00	.00	2.00-	21.50	.00	21.50-
STATEMENTS	157.18	175.00	17.82	1,750.58	1,925.00	174.42
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	1,100.00	800.00
MISC ADMIN	24.75	70.00	45.25	82.64	770.00	687.36
TOTAL ADMINISTRATIVE	1,989.96	2,230.00	240.04	40,274.54	34,555.00	5,719.54-
TOTAL OPERATING EXPENSE	18,502.89	17,973.00	529.89-	234,164.05	218,833.00	15,331.05-
NET OPER PROFIT/(LOSS)	1,447.11	3,302.00	1,854.89-	7,523.21	15,192.00	7,668.79-
RESERVE ALLOCATIONS						
INTEREST INCOME	156.02	.00	156.02	1,632.72	.00	1,632.72
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	67,045.00	67,045.00	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	53,125.13	.00	53,125.13-
TOTAL RESERVE & EXPENSE	6,532.27	6,095.00	437.27	24,392.59	67,045.00	42,652.41-
NET PROFIT / (LOSS)	7,979.38	9,397.00	1,417.62-	31,915.80	82,237.00	50,321.20-

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Balance Sheet

Nov 30, 2023

NOV 1, 2023 - NOV 30, 2023

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	152,234.48
MOUNTAIN TRAILS RESERVE	257,701.02
MOUNTAIN TRAILS ICS ACCT 402	151,585.03
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	564,050.53
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TOTAL ASSETS	564,050.53
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LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	31,915.80
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TOTAL CAPITAL	564,050.53
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TOTAL LIABILITIES & CAPITAL	564,050.53
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