MOUNTAIN TRAILS COMMUNITY
Income Statement
May 31, 2024
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	30,562.55	27,370.00	3,192.55	134,775.95	136,850.00	2,074.05-
DELINQUENT INCOME	2,100.00	1,350.00	750.00	7,021.50	6,750.00	271.50
FOB/GATE/KEY INC	180.00	.00	180.00	560.00	100.00	460.00
FINES/VIO/LT FEES	50.00	.00	50.00	125.00	.00	125.00
WORKING CAPITAL/ESCROW	.00	.00	0.00	340.00	.00	340.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	340.00	.00	340.00
TOTAL OPERATING INCOME	32,892.55	28,720.00	4,172.55	143,162.45	143,700.00	537.55-
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	35,000.00	35,000.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	340.00	.00	340.00-
RESERVE CONTRIBUTION	.00	.00	0.00	340.00	.00	340.00-
TOTAL INCOME	25,892.55	21,720.00	4,172.55	107,482.45	108,700.00	1,217.55-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	26,965.10	26,965.00	0.10-
PEST CONTROL	325.00	200.00	125.00-	1,425.00	1,000.00	425.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	200.00	200.00
PLAYGROUND MAINT/INSPECT	220.00	250.00	30.00	440.00	500.00	60.00
PARKING SERVICE CONTRACT	480.00	480.00	0.00	2,400.00	2,400.00	0.00
POOL CONTRACT	860.00	860.00	0.00	3,380.00	3,380.00	0.00
POOL & SPA SUPPLIES	453.87	500.00	46.13	1,797.85	2,200.00	402.15
POOL & SPA REPAIRS	974.46	.00	974.46-	974.46	2,000.00	1,025.54
GATE CONTRACT	325.00	.00	325.00-	1,245.00	1,000.00	245.00-
GATE MAINTENANCE, LABOR	565.16	750.00	184.84	3,933.36	3,750.00	183.36-
IRRIGATION REPAIRS	1,540.00	600.00	940.00-	4,075.85	3,000.00	1,075.85-
TREE TRIMMING	.00	.00	0.00	.00	10,000.00	10,000.00
GENERAL MAINTENANCE	1,076.59	250.00	826.59-	1,421.59	500.00	921.59-
TOTAL MAINT. & REPAIR	12,213.10	9,383.00	2,830.10-	48,058.21	56,895.00	8,836.79
PARTS & SUPPLIES						
GATE/KEYS	911.73	.00	911.73-	1,673.44	450.00	1,223.44-
TOTAL PARTS & SUPPLIES	911.73	.00	911.73-	1,673.44	450.00	1,223.44-
UTILITIES						
ELECTRIC	2,961.94	3,000.00	38.06	14,594.29	15,000.00	405.71
GATE TELEPHONE	272.43	275.00	2.57	1,337.55	1,375.00	37.45
GAS	61.28	65.00	3.72	337.24	325.00	12.24-

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May 31, 2024
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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
WATER/SEWER	3,155.02	3,000.00	155.02-	7,126.28	6,750.00	376.28-
TOTAL UTILITIES	6,450.67	6,340.00	110.67-	23,395.36	23,450.00	54.64
ADMINISTRATIVE						
LEGAL	300.00	725.00	425.00	4,533.26	1,450.00	3,083.26-
COLLECTIONS & LEGAL	381.00	500.00	119.00	1,935.50	2,500.00	564.50
BANK CHARGES	.00	25.00	25.00	40.00	50.00	10.00
AUDIT & TAX PREP	.00	.00	0.00	275.00	275.00	0.00
INSURANCE	.00	.00	0.00	5,379.00	5,250.00	129.00-
MANAGEMENT FEES	1,400.00	1,400.00	0.00	7,000.00	7,000.00	0.00
COPIES/POSTAGE/SUPPLIES	570.21	350.00	220.21-	1,320.13	1,000.00	320.13-
RECORD STORAGE	4.00	10.00	6.00	23.50	50.00	26.50
STATEMENTS	216.66	165.00	51.66-	1,030.77	825.00	205.77-
PERMITS/LICENSES	.00	.00	0.00	270.00	270.00	0.00
INCOME TAXES	.00	.00	0.00	115.00	1,070.00	955.00
WEBSITE	131.88	.00	131.88-	431.88	300.00	131.88-
MISC ADMIN	.00	.00	0.00	.00	60.00	60.00
TOTAL ADMINISTRATIVE	3,003.75	3,175.00	171.25	22,354.04	20,100.00	2,254.04-
TOTAL OPERATING EXPENSE	22,579.25	18,898.00	3,681.25-	95,481.05	100,895.00	5,413.95
NET OPER PROFITI/LOSS	3,313.30	2,822.00	491.30	12,001.40	7,805.00	4,196.40
RESERVE ALLOCATIONS						
INTEREST INCOME	172.93	.00	172.93	841.70	.00	841.70
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	35,000.00	35,000.00	0.00
WORKING CAPITAL	.00	.00	0.00	340.00	.00	340.00
RESERVE CONTRIBUTION	.00	.00	0.00	340.00	.00	340.00
RESERVE EXPENSE	29,857.00-	.00	29,857.00-	29,857.00	.00	29,857.00-
TOTAL RESERVE & EXPENSE	22,684.07-	7,000.00	29,684.07-	6,664.70	35,000.00	28,335.30-
NET PROFIT / (LOSS)	19,370.77-	9,822.00	29,192.77-	18,666.10	42,805.00	24,138.90-

MOUNTAIN TRAILS COMMUNITY
Balance Sheet
May 31, 2024
MAY 1, 2024 - MAY 31, 2024

ASSETS	
CURRENT ASSETS	
MOUNTAIN TRAILS OPERATING	180,253.44
RESERVE ACCOUNTS	
MOUNTAIN TRAILS RESERVE	270,517.97
MOUNTAIN TRAILS ICS ACCT 402	151,927.33
UTILITY DEPOSITS	2,530.00
TOTAL CURRENT ASSETS	605,228.74
TOTAL ASSETS	605,228.74
LIABILITIES & CAPITAL	
CAPITAL	
PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	597,140.26
PROFIT /(LOSS) FOR PERIOD	18,666.10
TOTAL CAPITAL	605,228.74
TOTAL LIABILITIES & CAPITAL	605,228.74