MOUNTAIN TRAILS COMMUNITY
Income Statement
Feb 28, 2025
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	33,531.80	29,785.00	3,746.80	62,045.27	59,570.00	2,475.27
DELINQUENT INCOME	1,205.03	1,350.00	144.97-	2,325.03	2,700.00	374.97-
FOB/GATE/KEY INC	.00	50.00	50.00-	115.00	100.00	15.00
TOTAL OPERATING INCOME	34,736.83	31,185.00	3,551.83	64,485.30	62,370.00	2,115.30
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	14,000.00	14,000.00	0.00
TOTAL INCOME	27,736.83	24,185.00	3,551.83	50,485.30	48,370.00	2,115.30
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,400.00	6.98	10,786.04	10,800.00	13.96
PEST CONTROL	125.00	350.00	225.00	525.00	700.00	175.00
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	100.00	100.00
PLAYGROUND MAINT/INSPECT	.00	250.00	250.00	.00	250.00	250.00
PARKING SERVICE CONTRACT	518.40	515.00	3.40-	1,036.80	1,030.00	6.80-
POOL CONTRACT	725.90	750.00	24.10	755.90	1,500.00	744.10
POOL & SPA SUPPLIES	35.84	500.00	464.16	35.84	1,000.00	964.16
POOL & SPA REPAIRS	.00	.00	0.00	.00	1,000.00	1,000.00
GATE CONTRACT	325.00	.00	325.00-	460.00	500.00	40.00
GATE MAINTENANCE, LABOR	.00	1,000.00	1,000.00	935.59	2,000.00	1,064.41
IRRIGATION REPAIRS	.00	400.00	400.00	1,087.59	800.00	287.59-
GENERAL MAINTENANCE	.00	400.00	400.00	.00	2,275.00	2,275.00
TOTAL MAINT. & REPAIR	7,123.16	9,665.00	2,541.84	15,622.76	21,955.00	6,332.24
PARTS & SUPPLIES						
GATE/KEYS	.00	.00	0.00	.00	450.00	450.00
TOTAL PARTS & SUPPLIES	.00	.00	0.00	.00	450.00	450.00
UTILITIES						
ELECTRIC	2,717.61	3,250.00	532.39	5,671.54	6,500.00	828.46
GATE TELEPHONE	433.38	300.00	133.38-	544.60	600.00	55.40
GAS	61.34	75.00	13.66	124.72	150.00	25.28
WATER/SEWER	5,043.50	750.00	4,293.50-	5,079.20	1,500.00	3,579.20-
TOTAL UTILITIES	8,255.83	4,375.00	3,880.83-	11,420.06	8,750.00	2,670.06-
ADMINISTRATIVE						
LEGAL	.00	500.00	500.00	.00	500.00	500.00

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Feb 28, 2025
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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS & LEGAL	663.00	650.00	13.00-	1,480.00	1,300.00	180.00-
BANK CHARGES	25.00	25.00	0.00	25.00	25.00	0.00
AUDIT & TAX PREP	10.00	.00	10.00-	10.00	.00	10.00-
INSURANCE	1,766.00	6,200.00	4,434.00	2,205.00	6,200.00	3,995.00
MANAGEMENT FEES	1,600.00	1,600.00	0.00	3,200.00	3,200.00	0.00
COPIES/POSTAGE/SUPPLIES	43.21	75.00	31.79	70.21	150.00	79.79
RECORD STORAGE	4.00	15.00	11.00	8.00	30.00	22.00
STATEMENTS	212.91	225.00	12.09	427.26	450.00	22.74
INCOME TAXES	110.00	1,070.00	960.00	110.00	1,070.00	960.00
WEBSITE	.00	.00	0.00	300.00	300.00	0.00
TOTAL ADMINISTRATIVE	4,434.12	10,360.00	5,925.88	7,835.47	13,225.00	5,389.53
TOTAL OPERATING EXPENSE	19,813.11	24,400.00	4,586.89	34,878.29	44,380.00	9,501.71
NET OPER PROFITI/LOSS	7,923.72	215.00-	8,138.72	15,607.01	3,990.00	11,617.01
RESERVE ALLOCATIONS						
INTEREST INCOME	518.42	.00	518.42	1,043.02	.00	1,043.02
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	14,000.00	14,000.00	0.00
TOTAL RESERVE & EXPENSE	7,518.42	7,000.00	518.42	15,043.02	14,000.00	1,043.02
NET PROFIT / (LOSS)	15,442.14	6,785.00	8,657.14	30,650.03	17,990.00	12,660.03

MOUNTAIN TRAILS COMMUNITY
Balance Sheet
Feb 28, 2025
FEB 1, 2025 - FEB 28, 2025

ASSETS	
CURRENT ASSETS	
MOUNTAIN TRAILS OPERATING	160,033.36
RESERVE ACCOUNTS	
MOUNTAIN TRAILS RESERVE	209,838.84
MOUNTAIN TRAILS ICS ACCT 402	152,388.64
CD #4801 2/18/26	30,315.44
CD #5601 5/18/25	30,315.44
CD #6401 8/18/25	30,315.44
CD #7201 11/18/25	30,315.44
UTILITY DEPOSITS	2,530.00
TOTAL CURRENT ASSETS	646,052.60
TOTAL ASSETS	646,052.60
LIABILITIES & CAPITAL	
CAPITAL	
PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	625,980.19
PROFIT /(LOSS) FOR PERIOD	30,650.03
TOTAL CAPITAL	646,052.60
TOTAL LIABILITIES & CAPITAL	646,052.60