

MOUNTAIN TRAILS COMMUNITY
Income Statement
Sep 30, 2024
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	19,580.10	27,370.00	7,789.90-	234,036.43	246,330.00	12,293.57-
DELINQUENT INCOME	2,702.44	1,350.00	1,352.44	15,634.88	12,150.00	3,484.88
FOB/GATE/KEY INC	.00	100.00	100.00-	935.00	300.00	635.00
FINES/MIO/LT FEES	.00	.00	0.00	475.00	.00	475.00
WORKING CAPITAL/ESCROW	340.00	.00	340.00	1,020.00	.00	1,020.00
RESERVE CONTRIBUTION/ESCR	340.00	.00	340.00	1,020.00	.00	1,020.00
TOTAL OPERATING INCOME	22,962.54	28,820.00	5,857.46-	253,121.31	258,780.00	5,658.69-
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	63,000.00	63,000.00	0.00
WORKING CAPITAL TRANSFER	340.00	.00	340.00-	1,020.00	.00	1,020.00-
RESERVE CONTRIBUTION	340.00	.00	340.00-	1,020.00	.00	1,020.00-
TOTAL INCOME	15,282.54	21,820.00	6,537.46-	188,081.31	195,780.00	7,698.69-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	48,537.18	48,537.00	0.18-
PEST CONTROL	1,075.00	200.00	875.00-	3,225.00	1,800.00	1,425.00-
ELECTRICAL LIGHTING REPAIRS	.00	.00	0.00	.00	300.00	300.00
PLAYGROUND MAINT/INSPECT	220.00	.00	220.00-	660.00	750.00	90.00
PARKING SERVICE CONTRACT	.00	480.00	480.00	3,840.00	4,320.00	480.00
POOL CONTRACT	30.00	860.00	830.00	6,019.80	6,820.00	800.20
POOL & SPA SUPPLIES	131.94	500.00	368.06	4,214.58	4,500.00	285.42
POOL & SPA REPAIRS	.00	.00	0.00	1,047.45	3,000.00	1,952.55
GATE CONTRACT	325.00	.00	325.00-	1,570.00	1,500.00	70.00-
GATE MAINTENANCE, LABOR	1,275.45	750.00	525.45-	6,479.92	6,750.00	270.08
IRRIGATION REPAIRS	.00	600.00	600.00	6,085.80	5,400.00	685.80-
TREE TRIMMING	.00	.00	0.00	23,170.00	10,000.00	13,170.00-
GENERAL MAINTENANCE	260.00	.00	260.00-	2,034.59	750.00	1,284.59-
TOTAL MAINT. & REPAIR	8,710.41	8,783.00	72.59	106,884.32	94,427.00	12,457.32-
PARTS & SUPPLIES						
GATE/KEYS	462.10	.00	462.10-	2,564.41	900.00	1,664.41-
TOTAL PARTS & SUPPLIES	462.10	.00	462.10-	2,564.41	900.00	1,664.41-
UTILITIES						
ELECTRIC	3,158.27	3,000.00	158.27-	27,093.60	27,000.00	93.60-
GATE TELEPHONE	265.51	275.00	9.49	2,409.75	2,475.00	65.25
GAS	61.34	65.00	3.66	596.64	585.00	11.64-

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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
WATER/SEWER	9,016.90	8,000.00	1,016.90-	33,222.13	34,750.00	1,527.87
TOTAL UTILITIES	12,502.02	11,340.00	1,162.02-	63,322.12	64,810.00	1,487.88
ADMINISTRATIVE						
LEGAL	.00	.00	0.00	5,766.96	2,175.00	3,591.96-
COLLECTIONS & LEGAL	615.50	500.00	115.50-	3,814.70	4,500.00	685.30
BANK CHARGES	25.00	.00	25.00-	75.00	75.00	0.00
AUDIT & TAX PREP	.00	.00	0.00	975.00	925.00	50.00-
INSURANCE	.00	.00	0.00	5,379.00	5,250.00	129.00-
MEETINGS & COMMUNITY	.00	.00	0.00	.00	500.00	500.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	12,600.00	12,600.00	0.00
COPIES/POSTAGE/SUPPLIES	35.22	50.00	14.78	1,845.18	1,200.00	645.18-
RECORD STORAGE	4.00	10.00	6.00	39.50	90.00	50.50
STATEMENTS	217.23	165.00	52.23-	1,898.60	1,485.00	413.60-
PERMITS/LICENSES	270.00	270.00	0.00	540.00	540.00	0.00
PROPERTY TAXES	7.70	.00	7.70-	7.70	.00	7.70-
INCOME TAXES	.00	.00	0.00	115.00	2,140.00	2,025.00
WEBSITE	.00	.00	0.00	431.88	300.00	131.88-
MISC ADMIN	.00	60.00	60.00	.00	180.00	180.00
TOTAL ADMINISTRATIVE	2,574.65	2,455.00	119.65-	33,488.52	31,960.00	1,528.52-
TOTAL OPERATING EXPENSE	24,249.18	22,578.00	1,671.18-	206,259.37	192,097.00	14,162.37-
NET OPER PROFIT/LOSS	8,966.64-	758.00-	8,208.64-	18,178.06	3,683.00	21,861.06-
RESERVE ALLOCATIONS						
INTEREST INCOME	168.39	.00	168.39	1,516.62	.00	1,516.62
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	63,000.00	63,000.00	0.00
WORKING CAPITAL	340.00	.00	340.00	1,020.00	.00	1,020.00
RESERVE CONTRIBUTION	340.00	.00	340.00	1,020.00	.00	1,020.00
RESERVE EXPENSE	.00	.00	0.00	36,300.05	.00	36,300.05-
TOTAL RESERVE & EXPENSE	7,848.39	7,000.00	848.39	30,256.57	63,000.00	32,743.43-
NET PROFIT / (LOSS)	1,118.25-	6,242.00	7,360.25-	12,078.51	66,683.00	54,604.49-

MOUNTAIN TRAILS COMMUNITY
Balance Sheet
Sep 30, 2024
SEP 1, 2024 - SEP 30, 2024

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	150,104.05
MOUNTAIN TRAILS RESERVE	293,851.47
MOUNTAIN TRAILS ICS ACCT 402	152,155.63
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	598,641.15
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TOTAL ASSETS	598,641.15
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LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	597,140.26
PROFIT /(LOSS) FOR PERIOD	12,078.51
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TOTAL CAPITAL	598,641.15
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TOTAL LIABILITIES & CAPITAL	598,641.15
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