

MOUNTAIN TRAILS COMMUNITY
Income Statement
Oct 31, 2024
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	28,023.30	27,370.00	653.30	262,059.73	273,700.00	11,640.27-
DELINQUENT INCOME	5,680.00	1,350.00	4,330.00	21,314.88	13,500.00	7,814.88
FOB/GATE/KEY INC	.00	.00	0.00	935.00	300.00	635.00
FINES/VIO/LT FEES	25.00	.00	25.00	500.00	.00	500.00
WORKING CAPITAL/ESCROW	340.00	.00	340.00	1,360.00	.00	1,360.00
RESERVE CONTRIBUTION/ESCR	340.00	.00	340.00	1,360.00	.00	1,360.00
TOTAL OPERATING INCOME	34,408.30	28,720.00	5,688.30	287,529.61	287,500.00	29.61
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	70,000.00	70,000.00	0.00
WORKING CAPITAL TRANSFER	340.00	.00	340.00-	1,360.00	.00	1,360.00-
RESERVE CONTRIBUTION	340.00	.00	340.00-	1,360.00	.00	1,360.00-
TOTAL INCOME	26,728.30	21,720.00	5,008.30	214,809.61	217,500.00	2,690.39-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	53,930.20	53,930.00	0.20-
PEST CONTROL	200.00	200.00	0.00	3,425.00	2,000.00	1,425.00-
ELECTRICAL LIGHTING REPAIRS	.00	.00	0.00	.00	300.00	300.00
WINTER OVERSEEDING	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00
PLAYGROUND MAINT/INSPECT	1,375.00	1,250.00	125.00-	2,035.00	2,000.00	35.00-
PARKING SERVICE CONTRACT	.00	480.00	480.00	3,840.00	4,800.00	960.00
POOL CONTRACT	1,779.80	630.00	1,149.80-	7,799.60	7,450.00	349.60-
POOL & SPA SUPPLIES	1,062.96	400.00	662.96-	5,277.54	4,900.00	377.54-
POOL & SPA REPAIRS	.00	1,000.00	1,000.00	1,047.45	4,000.00	2,952.55
GATE CONTRACT	135.00	500.00	365.00	1,705.00	2,000.00	295.00
GATE MAINTENANCE, LABOR	715.45	750.00	34.55	7,195.37	7,500.00	304.63
IRRIGATION REPAIRS	697.55	600.00	97.55-	6,783.35	6,000.00	783.35-
TREE TRIMMING	.00	10,000.00	10,000.00	23,170.00	20,000.00	3,170.00-
GENERAL MAINTENANCE	748.87	.00	748.87-	2,783.46	750.00	2,033.46-
BACKFLOW TESTING	.00	280.00	280.00	.00	280.00	280.00
TOTAL MAINT. & REPAIR	12,107.65	23,483.00	11,375.35	118,991.97	117,910.00	1,081.97-
PARTS & SUPPLIES						
GATE/KEYS	.00	.00	0.00	2,564.41	900.00	1,664.41-
TOTAL PARTS & SUPPLIES	.00	.00	0.00	2,564.41	900.00	1,664.41-
UTILITIES						
ELECTRIC	3,094.02	3,000.00	94.02-	30,187.62	30,000.00	187.62-

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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
GATE TELEPHONE	267.56	275.00	7.44	2,677.31	2,750.00	72.69
GAS	61.34	65.00	3.66	657.98	650.00	7.98-
WATER/SEWER	7,650.69	7,000.00	650.69-	40,872.82	41,750.00	877.18
TOTAL UTILITIES	11,073.61	10,340.00	733.61-	74,395.73	75,150.00	754.27
ADMINISTRATIVE						
LEGAL	491.82	.00	491.82-	6,258.78	2,175.00	4,083.78-
COLLECTIONS & LEGAL	291.00	500.00	209.00	4,105.70	5,000.00	894.30
BANK CHARGES	25.00	.00	25.00-	100.00	75.00	25.00-
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	14,000.00	14,000.00	0.00
COPIES/POSTAGE/SUPPLIES	46.84	50.00	3.16	1,892.02	1,250.00	642.02-
RECORD STORAGE	4.00	10.00	6.00	43.50	100.00	56.50
STATEMENTS	217.23	165.00	52.23-	2,115.83	1,650.00	465.83-
PERMITS/LICENSES	.00	.00	0.00	540.00	540.00	0.00
PROPERTY TAXES	.00	.00	0.00	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	.00	0.00	.00	180.00	180.00
TOTAL ADMINISTRATIVE	2,475.89	2,125.00	350.89-	35,964.41	34,085.00	1,879.41-
TOTAL OPERATING EXPENSE	25,657.15	35,948.00	10,290.85	231,916.52	228,045.00	3,871.52-
NET OPER PROFIT/LOSS	1,071.15	14,228.00-	15,299.15	17,106.91	10,545.00	6,561.91-
RESERVE ALLOCATIONS						
INTEREST INCOME	147.24	.00	147.24	1,663.86	.00	1,663.86
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	70,000.00	70,000.00	0.00
WORKING CAPITAL	340.00	.00	340.00	1,360.00	.00	1,360.00
RESERVE CONTRIBUTION	340.00	.00	340.00	1,360.00	.00	1,360.00
RESERVE EXPENSE	.00	.00	0.00	36,300.05	.00	36,300.05-
TOTAL RESERVE & EXPENSE	7,827.24	7,000.00	827.24	38,083.81	70,000.00	31,916.19-
NET PROFIT / (LOSS)	8,898.39	7,228.00-	16,126.39	20,976.90	59,455.00	38,478.10-

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MOUNTAIN TRAILS COMMUNITY
Balance Sheet
Oct 31, 2024
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ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS 151,182.11

MOUNTAIN TRAILS RESERVE 301,623.99
MOUNTAIN TRAILS ICS ACCT 402 152,203.44
UTILITY DEPOSITS 2,530.00

TOTAL CURRENT ASSETS 607,539.54

TOTAL ASSETS 607,539.54

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS (10,577.62)
RETAINED EARNINGS 597,140.26
PROFIT /(LOSS) FOR PERIOD 20,976.90

TOTAL CAPITAL 607,539.54

TOTAL LIABILITIES & CAPITAL 607,539.54