

AIA Income Statement

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Properties: Arrowhead Improvements Association, Inc - PO Box 83 Gunnison, CO 81230

As of: Nov 2021

Accounting Basis: Accrual

Fund Type: Operating

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	YTD Actual	Annual Budget
Income				
4500	Dues	1,301.74	398,688.99	397,980.00
4545	Interest	-11.81	0.00	0.00
4546	Investment Income/Dividends	28.64	118.06	1,100.00
4555	Penalties/Interest	36.56	-82.04	600.00
4561	Waste Disposal Fees	555.00	13,630.00	12,000.00
4562	Smoke Signal Ads	0.00	1,460.00	2,500.00
4563	Reserved Parking Permits	350.00	5,652.00	2,200.00
4564	Design Review Fees	100.00	5,300.00	2,400.00
4565	Miscellaneous Income	0.00	21,070.51	1,200.00
4580	Lot Sales Proceeds	0.00	79,837.62	0.00
4581	Equipment Sales Proceeds	0.00	2,250.00	0.00
4591	Forest Health/Trees Income	279.15	279.15	0.00
4605	Rent	0.00	1,000.00	1,000.00
4646	Transfer Fee Income	0.00	2,200.00	3,000.00
	Total Operating Income	2,639.28	531,404.29	423,980.00
Expense				
5005	Management fees	3,666.67	38,500.02	44,000.00
5015	Insurance	16,414.52	24,824.86	35,000.00
5024	Legal			
5025	Legal - General	312.53	11,170.94	24,000.00
5025.1	Legal - Collections and Foreclosures	0.00	437.00	0.00
5025.2	Legal - Meetings	0.00	1,365.00	0.00
5025.3	Legal - Governing Documents	0.00	337.70	0.00
	Total Legal	312.53	13,310.64	24,000.00
5040	Miscellaneous	0.00	999.00	6,000.00
5075	ADMIN/OFFICE			
5030	Accountant	0.00	9,220.00	2,500.00
5035	Audit	0.00	0.00	3,600.00
5090	General Admin: Filing Fees, Postage, Copies	92.73	3,411.19	3,600.00
5100	Bank Fees	25.25	99.44	120.00
5125	Website	0.00	1,126.50	3,600.00
	Total ADMIN/OFFICE	117.98	13,857.13	13,420.00
5120	Design Review Expense	210.40	210.40	0.00
5131	Gross Wages	6,082.82	110,110.78	126,740.00
5133	Payroll Tax Expense	502.53	9,653.11	13,500.00
5135	Property Tax	0.00	794.29	1,350.00
5145	Bad Debt	0.00	21,300.00	0.00
5155	Operating Contingency/Improvement Fund	0.00	0.00	2,000.00
5190	REPAIRS AND MAINTENANCE			
5191	Repairs and Maintenance - General	-2,084.69	5,791.72	5,248.00
	Total REPAIRS AND MAINTENANCE	-2,084.69	5,791.72	5,248.00
5210	BUILDING MAINTENANCE			
5211	Building Maintenance: General	0.00	228.28	2,500.00
	Total BUILDING MAINTENANCE	0.00	228.28	2,500.00
5294	Mileage	0.00	0.00	250.00
5296	Heavy Equipment Expense	1,604.57	23,009.18	54,380.00

5297	Patrol Expense	893.85	5,381.17	9,400.00
5298	Forest Health/Trees Expense	100.00	3,793.86	14,000.00
5299	Fish Expense	0.00	3,500.00	3,500.00
5310	LANDSCAPING / GROUNDS MAINTENANCE			
5345	Weed Management	0.00	4,987.00	5,200.00
	Total LANDSCAPING / GROUNDS MAINTENANCE	0.00	4,987.00	5,200.00
5420	UTILITIES			
5430	Utilities - Electric	311.30	4,767.59	7,680.00
5435	Utilities - Gas	1,361.53	2,918.96	2,400.00
5445	Utilities - Water/Sewer	0.00	630.00	1,080.00
5450	Utilities - Trash/Recycle	722.25	6,844.50	8,460.00
5455	Utilities - Fire Protection	0.00	2,501.75	6,000.00
	Total UTILITIES	2,395.08	17,662.80	25,620.00
5460	ROAD MAINTENANCE			
5465	Road Maintenance - Gravel/Grading	0.00	0.00	21,000.00
	Total ROAD MAINTENANCE	0.00	0.00	21,000.00
5560	Foreclosed Lots Costs	0.00	0.00	1,600.00
	Total Operating Expense	30,216.26	297,914.24	408,708.00
	Total Operating Income	2,639.28	531,404.29	423,980.00
	Total Operating Expense	30,216.26	297,914.24	408,708.00
	NOI - Net Operating Income	-27,576.98	233,490.05	15,272.00
	Total Income	2,639.28	531,404.29	423,980.00
	Total Expense	30,216.26	297,914.24	408,708.00
	Net Income	-27,576.98	233,490.05	15,272.00