

AIA Income Statement

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

As of: Dec 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	0.00	398,688.99	397,980.00
4546	Investment Income/Dividends	13.62	131.68	1,100.00
4555	Penalties/Interest	0.00	-82.04	600.00
4561	Waste Disposal Fees	185.00	13,815.00	12,000.00
4562	Smoke Signal Ads	250.00	1,710.00	2,500.00
4563	Reserved Parking Permits	895.00	6,547.00	2,200.00
4564	Design Review Fees	0.00	5,400.00	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	3,863.00	4,142.15	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		5,206.62	536,710.91	423,980.00
Expense				
5005	Management fees	3,666.67	42,166.69	44,000.00
5015	Insurance	2,033.89	26,858.75	35,000.00
5024	Legal			
5025	Legal - General	732.06	11,903.00	24,000.00
5025.1	Legal - Collections and Foreclosures	0.00	437.00	0.00
5025.2	Legal - Meetings	1,638.00	3,003.00	0.00
5025.3	Legal - Governing Documents	0.00	337.70	0.00
Total Legal		2,370.06	15,680.70	24,000.00
5040	Miscellaneous	0.00	999.00	6,000.00
5075	ADMIN/OFFICE			
5030	Accountant	199.14	9,419.14	2,500.00
5035	Audit	0.00	0.00	3,600.00
5090	General Admin: Filing Fees, Postage, Copies	1,879.65	5,290.84	3,600.00
5100	Bank Fees	39.50	138.94	120.00
5125	Website	0.00	1,126.50	3,600.00
Total ADMIN/OFFICE		2,118.29	15,975.42	13,420.00
5120	Design Review Expense	0.00	210.40	0.00
5131	Gross Wages	9,280.21	119,390.99	126,740.00
5133	Payroll Tax Expense	763.61	10,416.72	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	0.00	5,791.72	5,248.00
Total REPAIRS AND MAINTENANCE		0.00	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	3,059.76	26,068.94	54,380.00
5297	Patrol Expense	2,095.01	7,476.18	9,400.00

5298	Forest Health/Trees Expense	101.00	3,894.86	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	315.58	5,083.17	7,680.00
5435	Utilities - Gas	0.00	2,918.96	2,400.00
5445	Utilities - Water/Sewer	0.00	630.00	1,080.00
5450	Utilities - Trash/Recycle	722.25	7,566.75	8,460.00
5455	Utilities - Fire Protection	0.00	2,501.75	6,000.00
	Total UTILITIES	1,037.83	18,700.63	25,620.00
	5460 ROAD MAINTENANCE			
5465	Road Maintenance - Gravel/Grading	20,000.11	20,000.11	21,000.00
	Total ROAD MAINTENANCE	20,000.11	20,000.11	21,000.00
5560	Foreclosed Lots Costs	0.00	0.00	1,600.00
	Total Operating Expense	46,526.44	344,440.68	408,708.00
	Total Operating Income	5,206.62	536,710.91	423,980.00
	Total Operating Expense	46,526.44	344,440.68	408,708.00
	NOI - Net Operating Income	-41,319.82	192,270.23	15,272.00
	Total Income	5,206.62	536,710.91	423,980.00
	Total Expense	46,526.44	344,440.68	408,708.00
	Net Income	-41,319.82	192,270.23	15,272.00