

AIA Income Statement

Exported On: 01/12/2022 01:08 PM

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

As of: Oct 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	98,778.26	397,387.25	397,980.00
4545	Interest	11.81	11.81	0.00
4546	Investment Income/Dividends	0.00	89.42	1,100.00
4555	Penalties/Interest	0.00	-118.60	600.00
4561	Waste Disposal Fees	1,470.00	13,075.00	12,000.00
4562	Smoke Signal Ads	125.00	1,460.00	2,500.00
4563	Reserved Parking Permits	3,050.00	5,302.00	2,200.00
4564	Design Review Fees	100.00	5,200.00	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
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		103,535.07	528,765.01	423,980.00
Expense				
5005	Management fees	3,666.67	34,833.35	44,000.00
5015	Insurance	0.00	8,410.34	35,000.00
5024	Legal			
5025	Legal - General	-203.43	10,858.41	24,000.00
5025.1	Legal - Collections and Foreclosures	437.00	437.00	0.00
5025.2	Legal - Meetings	1,365.00	1,365.00	0.00
5025.3	Legal - Governing Documents	337.70	337.70	0.00
Total Legal		1,936.27	12,998.11	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	745.16	3,318.46	3,600.00
5100	Bank Fees	21.00	74.19	120.00
5125	Website	0.00	1,126.50	3,600.00
Total ADMIN/OFFICE		766.16	13,739.15	13,420.00
5131	Gross Wages	8,730.21	104,027.96	126,740.00
5133	Payroll Tax Expense	723.47	9,150.58	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	6,023.60	7,876.41	5,248.00
Total REPAIRS AND MAINTENANCE		6,023.60	7,876.41	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	-136.69	21,404.61	54,380.00
5297	Patrol Expense	111.08	4,487.32	9,400.00
5298	Forest Health/Trees Expense	-4,243.08	3,693.86	14,000.00

5299		Fish Expense	0.00	3,500.00	3,500.00
	5310	LANDSCAPING / GROUNDS MAINTENANCE			
5345		Weed Management	2,989.50	4,987.00	5,200.00
		Total LANDSCAPING / GROUNDS MAINTENANCE	2,989.50	4,987.00	5,200.00
	5420	UTILITIES			
5430		Utilities - Electric	9.61	4,456.29	7,680.00
5435		Utilities - Gas	0.00	1,557.43	2,400.00
5445		Utilities - Water/Sewer	210.00	630.00	1,080.00
5450		Utilities - Trash/Recycle	722.25	6,122.25	8,460.00
5455		Utilities - Fire Protection	-71.32	2,501.75	6,000.00
		Total UTILITIES	870.54	15,267.72	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	21,437.73	267,697.98	408,708.00
		Total Operating Income	103,535.07	528,765.01	423,980.00
		Total Operating Expense	21,437.73	267,697.98	408,708.00
		NOI - Net Operating Income	82,097.34	261,067.03	15,272.00
		Total Income	103,535.07	528,765.01	423,980.00
		Total Expense	21,437.73	267,697.98	408,708.00
		Net Income	82,097.34	261,067.03	15,272.00