



Financial Summary

Trails West Homeowners Association, Inc.

Community Association Manager: Tiffany Smith, Community Association Manager E-mail: tsmith@sentrymgt.com

Month Code: 08 Year Code: 21

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES	
Union Bank - Checking Primary	\$ 39,765.55	2010 Accounts Payable	\$ 3,511.69
Union Bank - Checking Reserve	\$ 1,418.14	2020 Accrued Estimated Expenses	\$ 2,655.04
Wells Fargo - Checking	\$ 1,234.78	2030 Deferred Qtly. Assessment	\$ 23,600.40
Union Bank - Reserves	\$ 38,258.43	2118 Security Deposits	\$ 425.00
Cambridge Investments - Reserves	\$ 208,664.78	2130 Prepaid Assessments	\$ 20,207.79
Petty Cash - Tom Rose	\$ 100.00	2152 Net Investment	\$ 63,889.19
Accounts Receivable	\$ 29,999.25	2013 AP- Reserve	\$ 1,420.00
Prepaid Assets	\$ 18,307.23	Restricted Equity - Reserves	\$ 235,447.95
Property & Equipment	\$ 54,286.94	Operating Equity	\$ 40,878.04
TOTAL	\$ 392,035.10	TOTAL	\$ 392,035.10

The Association currently has a YTD deficit of \$16,995.98

Building Maintenance:
Over Budget \$12,378.64

Grounds Maintenance:
Over Budget \$8894.59

Pool:
Over Budget \$3205.72

Utilities:
Under budget \$5287.48

Administrative:
Under Budget \$450.19

Closings:
There were 3 Closings in August
220 Shady Branch Trl
185 Lone Tree Trl
345 Sandy Bluff Trl

**REVENUE & EXPENSE
BUDGET COMPARISON
REPORT**

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	Annual Budget
INCOME	\$ 24,305.35	\$ 190,548.42	\$ 188,803.23	\$ 1,745.19	\$ 283,204.00
EXPENSES					
Building Maintenance	\$ 3,348.85	\$ 25,626.64	\$ 13,248.00	\$ 12,378.64	\$ 19,873.00
Grounds Maintenance	\$ 17,309.41	\$ 88,219.77	\$ 79,325.18	\$ 8,894.59	\$ 118,987.00
Pool/Clubhouse/Security	\$ 2,457.43	\$ 10,288.68	\$ 7,082.96	\$ 3,205.72	\$ 10,624.00
Utilities Electric/Water & Sewer	\$ 1,963.71	\$ 14,712.52	\$ 20,000.00	\$ (5,287.48)	\$ 30,000.00
Administrative Mgt./Legal/Labor	\$ 4,056.52	\$ 45,363.47	\$ 45,813.66	\$ (450.19)	\$ 68,720.00
Pooled Reserves	\$ 2,916.67	\$ 23,333.32	\$ 23,333.32	\$ -	\$ 35,000.00
TOTAL EXPENSES	\$ 32,052.59	\$ 207,544.40	\$ 188,803.12	\$ 18,741.28	\$ 283,204.00
NET SURPLUS (DEFICIT)	\$ (7,747.24)	\$ (16,995.98)	\$ 0.11	\$ (16,996.09)	\$ -