



Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 09 Year Code: 21

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES	
Pacific Western - Checking Primary	\$ 37,553.31	2010 Accounts Payable	\$ 4,887.60
Pacific Western - Checking Reserve	\$ 1,418.14	2020 Accrued Estimated Expenses	\$ 3,180.04
Wells Fargo - Checking	\$ 1,234.78	2030 Deferred Qtly. Assessment	
Pacific Western - Reserves	\$ 39,761.75	2118 Security Deposits	\$ 425.00
Cambridge Investments - Reserves	\$ 209,122.58	2130 Prepaid Assessments	\$ 31,820.92
Petty Cash - Tom Rose	\$ 100.00	2152 Net Investment	\$ 63,889.19
Accounts Receivable	\$ 28,295.01	2013 AP- Reserve	
Prepaid Assets	\$ 17,477.39	Restricted Equity - Reserves	\$ 238,371.27
Property & Equipment	\$ 54,286.94	Operating Equity	\$ 46,675.88
TOTAL	\$ 389,249.90		\$ 389,249.90

The Association currently has a YTD Deficit of 11,655.94 this is being taken from the prior years surplus.

Building Maintenance:
Over Budget \$13,254.68

Grounds Maintenance:
Over Budget \$4094.88

Pool:
Over Budget \$2,893.22

Utilities:
Under budget \$5728.86

Administrative:
Under Budget \$960.70

Closings:

There was 1 closing in September:
3 Rollingwood Trl.

**REVENUE & EXPENSE
BUDGET COMPARISON
REPORT**

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	Annual Budget
INCOME	\$ 23,752.41	\$ 214,300.83	\$ 212,403.63	\$ 1,897.20	\$ 283,204.00
EXPENSES					
Building Maintenance	\$ 2,532.04	\$ 28,158.68	\$ 14,904.00	\$ 13,254.68	\$ 19,873.00
Grounds Maintenance	\$ 5,115.97	\$ 93,335.74	\$ 89,240.86	\$ 4,094.88	\$ 118,987.00
Pool/Clubhouse/Security	\$ 572.87	\$ 10,861.55	\$ 7,968.33	\$ 2,893.22	\$ 10,624.00
Utilities Electric/Water & Sewer	\$ 2,058.62	\$ 16,771.14	\$ 22,500.00	\$ (5,728.86)	\$ 30,000.00
Administrative Mgt./Legal/Labor	\$ 5,216.20	\$ 50,579.67	\$ 51,540.37	\$ (960.70)	\$ 68,720.00
Pooled Reserves	\$ 2,916.67	\$ 26,249.99	\$ 26,249.99	\$ -	\$ 35,000.00
TOTAL EXPENSES	\$ 18,412.37	\$ 225,956.77	\$ 212,403.55	\$ 13,553.22	\$ 283,204.00
NET SURPLUS (DEFICIT)	\$ 5,340.04	\$ (11,655.94)	\$ 0.08	\$ (11,656.02)	\$ -