



Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 11 Year Code: 21

ASSOCIATION BALANCE SHEET

| ASSETS | LIABILITIES |
|---|--|
| Pacific Western - Checking Prima \$ 51,624.40 | |
| Pacific Western - Checking Reser \$ 608.14 | 2010 Accounts Payable \$ 851.25 |
| Wells Fargo - Checking \$ 1,234.78 | 2020 Accrued Estimated Expenses \$ 3,025.00 |
| Pacific Western - Reserves \$ 45,609.77 | 2030 Deferred Qtly. Assessment \$ 23,600.40 |
| Cambridge Investments - Reserve \$ 208,845.10 | 2118 Security Deposits \$ 425.00 |
| Petty Cash - Tom Rose \$ 100.00 | 2130 Prepaid Assessments \$ 9,646.93 |
| Accounts Receivable \$ 23,714.16 | 2152 Net Investment \$ 63,889.19 |
| Prepaid Assets \$ 15,458.77 | 2013 AP- Reserve |
| Property & Equipment \$ 54,286.94 | 2635 Unrealized Gain/Loss - Cambridge Inv \$ 11,653.72 |
| | Restricted Equity - Reserves \$ 243,409.29 |
| | Operating Equity \$ 44,981.28 |
| TOTAL | \$ 401,482.06 |

The Association currently has a YTD Deficit of \$1,419.34 this is being taken from the prior years surplus.

Building Maintenance:
Over Budget \$13,080.24

Grounds Maintenance:
Under Budget \$1096.29

Pool:
Over Budget \$3,118.22

Utilities:
Under budget \$6,838.14

Administrative:
Under Budget \$4,030.62

Closings:

There was 1 closing in November :
110 Silver Bow Trl

REVENUE & EXPENSE BUDGET COMPARISON REPORT

| | Current Month | YTD Actual | YTD Budget | YTD Variance (-) | Annual Budget |
|----------------------------------|---------------|---------------|---------------|------------------|---------------|
| | Actual | | | | |
| INCOME | \$ 23,675.40 | \$ 262,418.48 | \$ 259,604.44 | \$ 2,814.04 | \$ 283,204.00 |
| EXPENSES | | | | | |
| Building Maintenance | \$ 842.05 | \$ 31,296.24 | \$ 18,216.00 | \$ 13,080.24 | \$ 19,873.00 |
| Grounds Maintenance | \$ 7,440.22 | \$ 107,975.93 | \$ 109,072.22 | \$ (1,096.29) | \$ 118,987.00 |
| Pool/Clubhouse/Security | \$ 997.87 | \$ 12,857.29 | \$ 9,739.07 | \$ 3,118.22 | \$ 10,624.00 |
| Utilities Electric/Water & Sewer | \$ 1,889.47 | \$ 20,661.86 | \$ 27,500.00 | \$ (6,838.14) | \$ 30,000.00 |
| Administrative Mgt./Legal/Labor | \$ 4,050.68 | \$ 58,963.17 | \$ 62,993.79 | \$ (4,030.62) | \$ 68,720.00 |
| Pooled Reserves | \$ 2,916.67 | \$ 32,083.33 | \$ 32,083.33 | \$ - | \$ 35,000.00 |

| | | | | | | |
|-----------------------|--------------|---------------|----|------------|-------------|---------------|
| TOTAL EXPENSES | \$ 18,136.96 | \$ 263,837.82 | \$ | 259,604.41 | \$ 4,233.41 | \$ 283,204.00 |
|-----------------------|--------------|---------------|----|------------|-------------|---------------|

| | | | | | | |
|------------------------------|-------------|---------------|----|------|---------------|------|
| NET SURPLUS (DEFICIT) | \$ 5,538.44 | \$ (1,419.34) | \$ | 0.03 | \$ (1,419.37) | \$ - |
|------------------------------|-------------|---------------|----|------|---------------|------|

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