



Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 3 Year Code: 22

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES		
Pacific Western - Checking Primary	\$ 88,895.60	2010 Accounts Payable	\$ 2,825.00	<u>Building Maintenance:</u>
Pacific Western - Checking Reserve	\$ 608.14	2020 Accrued Estimated Expense	\$ 1,916.67	
Wells Fargo - Checking	\$ 1,144.78	2030 Deferred Qtly. Assessment	\$ -	
Pacific Western - Reserves	\$ 63,687.75	2118 Security Deposits	\$ 425.00	<u>Grounds Maintenance:</u>
Cambridge Investments - Reserves	\$ 206,622.98	2130 Prepaid Assessments	\$ 48,334.38	
Accounts Receivable	\$ 26,429.58	2152 Net Investment	\$ 63,889.19	
Prepaid Assets	\$ 12,524.13	2013 AP- Reserve		<u>Pool/Clubhouse:</u>
Property & Equipment	\$ 54,286.94	2635 Unrealized Gain/Loss - Cam	\$ 9,431.60	
		Restricted Equity - Reserves	\$ 261,487.27	
		Operating Equity	\$ 65,890.79	
TOTAL	\$ 454,199.90		\$ 454,199.90	

REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Current Month		YTD Actual		YTD Budget	YTD Variance (-)	Annual Budget	
	Actual							
INCOME	\$ 25,799.29	\$ 78,089.41	\$ 77,172.86	\$ 916.55	\$ 308,691.00			<u>Administrative:</u>
EXPENSES								<u>Closings:</u>
Building Maintenance	\$ 2,000.00	\$ 8,806.92	\$ 9,178.22	\$ (371.30)	\$ 36,713.00			
Grounds Maintenance	\$ 4,835.97	\$ 16,381.91	\$ 26,486.53	\$ (10,104.62)	\$ 105,946.00			
Pool/Clubhouse/Security	\$ 962.87	\$ 3,078.61	\$ 2,685.00	\$ 393.61	\$ 10,740.00			
Utilities Electric/Water & Sewer	\$ 1,964.31	\$ 4,896.97	\$ 5,749.97	\$ (853.00)	\$ 23,000.00			
Administrative Mgt./Legal/Labor	\$ 5,386.03	\$ 15,111.06	\$ 17,881.36	\$ (2,770.00)	\$ 71,796.00			
Pooled Reserves	\$ 5,041.32	\$ 15,123.98	\$ 15,123.98	\$ -	\$ 60,495.00			
TOTAL EXPENSES	\$ 20,190.50	\$ 63,399.45	\$ 77,105.06	\$ (13,705.31)	\$ 308,690.00			
NET SURPLUS (DEFICIT)	\$ 5,608.79	\$ 14,689.96	\$ 67.80	\$ (14,622.16)	\$ -			

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Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 2 Year Code: 22

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES				
Pacific Western - Checking Primary	\$ 89,083.37	2010 Accounts Payable				\$ 780.00
Pacific Western - Checking Reserve	\$ 608.14	2020 Accrued Estimated Expense				\$ 4,285.86
Wells Fargo - Checking	\$ 1,144.78	2030 Deferred Qtly. Assessment				\$ 25,724.29
Pacific Western - Reserves	\$ 58,635.52	2118 Security Deposits				\$ 425.00
Cambridge Investments - Reserves	\$ 207,604.82	2130 Prepaid Assessments				\$ 32,168.18
Accounts Receivable	\$ 29,685.46	2152 Net Investment				\$ 63,889.19
Prepaid Assets	\$ 13,353.97	2013 AP- Reserve				
Property & Equipment	\$ 54,286.94	2635 Unrealized Gain/Loss - Cam				\$ 10,413.44
		Restricted Equity - Reserves				\$ 256,435.04
		Operating Equity				\$ 60,282.00
TOTAL	\$ 454,403.00					\$ 454,403.00

<u>REVENUE & EXPENSE BUDGET COMPARISON REPORT</u>						
	Current Month					Annual
	Actual	YTD Actual	YTD Budget	YTD Variance (-)		Budget
INCOME	\$ 26,019.91	\$ 52,290.12	\$ 51,448.57	\$ 841.55		\$ 30,690.00
EXPENSES						
Building Maintenance	\$ 2,966.12	\$ 6,806.92	\$ 6,118.80	\$ 688.12		\$ 36,713.00
Grounds Maintenance	\$ 4,545.97	\$ 11,545.94	\$ 17,657.70	\$ (6,111.76)		\$ 105,946.00
Pool/Clubhouse/Security	\$ 642.87	\$ 2,115.74	\$ 1,790.00	\$ 325.74		\$ 10,740.00
Utilities Electric/Water & Sewer	\$ 1,886.09	\$ 2,932.66	\$ 3,833.30	\$ (900.64)		\$ 23,000.00
Administrative Mgt./Legal/Labor	\$ 4,763.88	\$ 9,725.03	\$ 11,890.78	\$ (2,165.75)		\$ 71,796.00
Pooled Reserves	\$ 5,041.32	\$ 10,082.66	\$ 10,082.66	\$ -		\$ 60,495.00
TOTAL EXPENSES	\$ 19,846.25	\$ 43,208.95	\$ 51,373.24	\$ (8,164.29)		\$ 308,690.00
NET SURPLUS (DEFICIT)	\$ 6,173.66	\$ 9,081.17	\$ 75.33	\$ (9,005.84)		\$ -

The Association currently has a YTD Surplus of \$9,081.17.

Building Maintenance:
Over Budget \$688.12 due to Janitorial Cleaning, building supplies and fire extinguisher

Grounds Maintenance:
Under Budget \$6,111.76

Pool/Clubhouse:
Over Budget \$325.74 due to pool service

Utilities:
Under budget \$900.64

Administrative:
Under Budget \$2,165.75

Closings:
There were 2 closing in February:
27 Ramblewood Trl
120 Silver Bow Trl

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Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 1 Year Code: 22

ASSOCIATION BALANCE SHEET

ASSETS				LIABILITIES			
Pacific Western - Checking Primary	\$ 98,932.34			2010 Accounts Payable	\$ 5,353.56		
Pacific Western - Checking Reserve	\$ 608.14			2020 Accrued Estimated Expenses	\$ 1,916.63		
Wells Fargo - Checking	\$ 1,234.78			2030 Deferred Qtly. Assessment	\$ 51,448.58		
Pacific Western - Reserves	\$ 53,585.13			2118 Security Deposits	\$ 425.00		
Cambridge Investments - Reserves	\$ 209,263.92			2130 Prepaid Assessments	\$ 29,300.23		
Accounts Receivable	\$ 38,504.70			2152 Net Investment	\$ 63,889.19		
Prepaid Assets	\$ 13,482.77			2013 AP- Reserve			
Property & Equipment	\$ 54,286.94			2635 Unrealized Gain/Loss - Cambridge	\$ 12,072.54		
				Restricted Equity - Reserves	\$ 251,384.65		
				Operating Equity	\$ 54,108.34		
TOTAL	\$ 469,898.72				\$ 469,898.72		

The Association currently has a YTD Surplus of \$2,907.51.

Building Maintenance:
Over Budget \$781.42 due to Janitorial Cleaning

Grounds Maintenance:
Under Budget \$1,828.90

Pool/Clubhouse:
Over Budget \$577.87 due to pool service

Utilities:
Under budget \$870.06

Administrative:
Under Budget \$939.05

Closings:
There was 1 closing in January:
31 Ramblewood Trl

<u>REVENUE & EXPENSE BUDGET COMPARISON REPORT</u>						
	Current			YTD Variance		Annual
	Month Actual	YTD Actual	YTD Budget	(-)		Budget
INCOME	\$ 26,270.21	\$ 26,270.21	\$ 25,724.28	\$ 545.93		\$ 308,690.00
EXPENSES						
Building Maintenance	\$ 3,840.80	\$ 3,840.80	\$ 3,059.38	\$ 781.42		\$ 36,713.00
Grounds Maintenance	\$ 6,999.97	\$ 6,999.97	\$ 8,828.87	\$ (1,828.90)		\$ 105,946.00
Pool/Clubhouse/Security	\$ 1,472.87	\$ 1,472.87	\$ 895.00	\$ 577.87		\$ 10,740.00
Utilities Electric/Water & Sewer	\$ 1,046.57	\$ 1,046.57	\$ 1,916.63	\$ (870.06)		\$ 23,000.00
Administrative Mgt./Legal/Labor	\$ 4,961.15	\$ 4,961.15	\$ 5,900.20	\$ (939.05)		\$ 71,796.00
Pooled Reserves	\$ 5,041.34	\$ 5,041.34	\$ 5,041.34	\$ -		\$ 60,495.00
TOTAL EXPENSES	\$ 23,362.70	\$ 23,362.70	\$ 25,641.42	\$ (2,278.72)		\$ 308,690.00
NET SURPLUS (DEFICIT)	\$ 2,907.51	\$ 2,907.51	\$ 82.86	\$ 2,824.65		\$ -

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