



Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 12 Year Code: 21

ASSOCIATION BALANCE SHEET

ASSETS				LIABILITIES		
Pacific Western - Checking Primary	\$ 80,081.71			2010 Accounts Payable	\$ 5,010.37	The Association currently has a YTD Surplus of \$4,800.21. <u>Building Maintenance:</u> Over Budget \$13,413.85 <u>Grounds Maintenance:</u> Under Budget \$5,511.90 <u>Pool:</u> Over Budget \$3,655.72 <u>Utilities:</u> Under budget \$7,700.86 <u>Administrative:</u> Under Budget \$5,670.14 <u>Closings:</u> There were 4 closings in December: 10 Autumnwood Trl 234 Crooked Tree Trl 761 Old Treeline Trl 220 Mesa Trl
Pacific Western - Checking Reserve	\$ 608.14			2020 Accrued Estimated Expenses	\$ 2,414.74	
Wells Fargo - Checking	\$ 1,234.78			2030 Deferred Qtly. Assessment		
Pacific Western - Reserves	\$ 48,534.70			2118 Security Deposits	\$ 425.00	
Cambridge Investments - Reserves	\$ 209,263.92			2130 Prepaid Assessments	\$ 50,328.89	
Accounts Receivable	\$ 22,913.05			2152 Net Investment	\$ 63,889.19	
Prepaid Assets	\$ 14,752.54			2013 AP- Reserve		
Property & Equipment	\$ 54,286.94			2635 Unrealized Gain/Loss - Camt	\$ 12,072.54	
				Restricted Equity - Reserves	\$ 246,334.22	
				Operating Equity	\$ 51,200.83	
TOTAL	\$ 431,675.78				\$ 431,675.78	
<u>REVENUE & EXPENSE BUDGET COMPARISON REPORT</u>						
	Current				YTD	Annual
	Month Actual	YTD Actual	YTD Budget		Variance (-)	Budget
INCOME	\$ 23,773.24	\$ 286,191.72	\$ 283,204.84		\$ 2,986.88	\$ 283,204.00
EXPENSES						
Building Maintenance	\$ 1,989.61	\$ 33,285.85	\$ 19,872.00		\$ 13,413.85	\$ 19,873.00
Grounds Maintenance	\$ 5,500.00	\$ 113,476.00	\$ 118,987.90		\$ (5,511.90)	\$ 118,987.00
Pool/Clubhouse/Security	\$ 1,422.87	\$ 14,280.16	\$ 10,624.44		\$ 3,655.72	\$ 10,624.00
Utilities Electric/Water & Sewer	\$ 1,637.28	\$ 22,299.14	\$ 30,000.00		\$ (7,700.86)	\$ 30,000.00
Administrative Mgt./Legal/Labor	\$ 4,087.19	\$ 63,050.36	\$ 68,720.50		\$ (5,670.14)	\$ 68,720.00
Pooled Reserves	\$ 2,916.67	\$ 35,000.00	\$ 35,000.00		\$ -	\$ 35,000.00
TOTAL EXPENSES	\$ 17,553.62	\$ 281,391.51	\$ 283,204.84		\$ (1,813.33)	\$ 283,204.00
NET SURPLUS (DEFICIT)	\$ 6,219.62	\$ 4,800.21	\$ -		\$ 4,800.21	\$ -