



## 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         |  |  |
| <b>TOTAL</b>                       | <b>\$ 469,898.72</b> |  |  |                                       | <b>\$ 469,898.72</b> |  |  |

  

| <u>REVENUE &amp; EXPENSE BUDGET COMPARISON REPORT</u> |                     |                     |                     |                      |  |                      |
|---|---------------------|---------------------|---------------------|----------------------|--|----------------------|
|   | Current             |                     |                     | YTD Variance         |  | Annual               |
|   | Month Actual        | YTD Actual          | YTD Budget          | (-)                  |  | Budget               |
| <b>INCOME</b>   | \$ 26,270.21        | \$ 26,270.21        | \$ 25,724.28        | \$ 545.93            |  | \$ 308,690.00        |
| <b>EXPENSES</b>                                       |                     |                     |                     |                      |  |                      |
| 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         |
| <b>TOTAL EXPENSES</b>                                 | <b>\$ 23,362.70</b> | <b>\$ 23,362.70</b> | <b>\$ 25,641.42</b> | <b>\$ (2,278.72)</b> |  | <b>\$ 308,690.00</b> |
| <b>NET SURPLUS (DEFICIT)</b>                          | <b>\$ 2,907.51</b>  | <b>\$ 2,907.51</b>  | <b>\$ 82.86</b>     | <b>\$ 2,824.65</b>   |  | <b>\$ -</b>          |

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