



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		
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		
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				
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		

<u>REVENUE & EXPENSE BUDGET COMPARISON REPORT</u>						
	Current Month					Annual
	Actual	YTD Actual	YTD Budget	YTD Variance (-)		Budget
INCOME	\$ 25,799.29	\$ 78,089.41	\$ 77,172.86	\$ 916.55		\$ 308,690.00
EXPENSES						
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	\$ (2,770.30)		\$ 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	\$ (13,705.61)		\$ 308,690.00
NET SURPLUS (DEFICIT)	\$ 5,608.79	\$ 14,689.96	\$ 67.80	\$ 14,622.16		\$ -

The Association currently has a YTD Surplus of \$14,689.96.

Building Maintenance:
under Budget \$371.30

Grounds Maintenance:
Under Budget \$10,104.62

Pool/Clubhouse:
Over Budget \$393.61 due to pool service

Utilities:
Under budget \$853.00

Administrative:
Under Budget \$2,770.30

Closings:
There were 3 closing in March:
8 Rollingwood
307 Shady Branch
145 Sandy Bluff

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