



Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 7 Year Code: 22

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES				Notes:
Pacific Western - Checking Primary	\$ 92,903.55					The Association has a current years surplus of \$10,846.04 Building Maintenance: Over budget \$760.02 Grounds Maintenance: Under Budget \$73.47 Pool/Clubhouse: Under Budget \$330.01 Utilities: Under Budget \$919.60 Administrative: Under Budget \$6,902.10 Closings: There were 3 closings in July 10 Autumnwood Trl 235 Crooked Tree Trl 3232 Fox Run Trl
Pacific Western - Checking Reserve	\$ 608.14	2010 Accounts Payable	\$ 1,600.00			
Wells Fargo - Checking	\$ 1,144.78	2020 Accrued Estimated Expenses	\$ 3,191.67			
Pacific Western - Reserves	\$ 83,899.30	2030 Deferred Qtly. Assessment	\$ 51,448.58			
Cambridge Investments - Reserves	\$ 202,571.76	2118 Security Deposits	\$ 425.00			
Accounts Receivable	\$ 31,439.68	2130 Prepaid Assessments	\$ 16,809.40			
Assmnts- Misc	\$ 75.00	2152 Net Investment	\$ 63,889.19			
1260 Allowance for doubtful accounts	\$ (281.83)	2013 AP- Reserve				
1271 Receivable - TWLM LLC	\$ 180.00	2635 Unrealized Gain/Loss - Camb	\$ 5,348.18			
Prepaid Assets	\$ 19,662.59	Restricted Equity - Reserves	\$ 276,382.84			
Property & Equipment	\$ 54,286.94	Operating Equity	\$ 67,395.05			
TOTAL	\$ 486,489.91					
<u>REVENUE & EXPENSE BUDGET COMPARISON REPORT</u>						
	Current Month				Annual Budget	
	Actual	YTD Actual	YTD Budget	YTD Variance (-)		
INCOME	\$ 26,488.13	\$ 183,413.22	\$ 180,070.00	\$ 3,343.22	\$ 308,691.00	
EXPENSES						
Building Maintenance	\$ 7,009.00	\$ 22,175.92	\$ 21,415.90	\$ 760.02	\$ 36,713.00	
Grounds Maintenance	\$ 6,121.35	\$ 61,728.38	\$ 61,801.85	\$ (73.47)	\$ 105,946.00	
Pool/Clubhouse/Security	\$ 607.87	\$ 5,934.99	\$ 6,265.00	\$ (330.01)	\$ 10,740.00	
Utilities Electric/Water & Sewer	\$ 2,283.66	\$ 12,497.05	\$ 13,416.65	\$ (919.60)	\$ 23,000.00	
Administrative Mgt./Legal/Labor	\$ 4,055.09	\$ 34,941.58	\$ 41,843.68	\$ (6,902.10)	\$ 71,796.00	
Pooled Reserves	\$ 5,041.32	\$ 35,289.26	\$ 35,289.26	\$ -	\$ 60,495.00	
TOTAL EXPENSES	\$ 25,118.29	\$ 172,567.18	\$ 180,032.34	\$ (7,465.16)	\$ 308,691.00	
NET SURPLUS (DEFICIT)	\$ 1,349.84	\$ 10,846.04	\$ 37.66	\$ (10,808.38)	\$ -	