



## Financial Summary

# Trails West Homeowners Association, Inc.

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

Month Code: 6 Year Code: 22

### ASSOCIATION BALANCE SHEET

	ASSETS	LIABILITIES
Pacific Western - Checking Primary	\$ 77,133.10	
Pacific Western - Checking Reserve	\$ 608.14	2010 Accounts Payable
Wells Fargo - Checking	\$ 1,144.78	\$ 1,227.52
Pacific Western - Reserves	\$ 78,842.32	2020 Accrued Estimated Expenses
Cambridge Investments - Reserves	\$ 202,571.76	\$ 3,936.67
Accounts Receivable	\$ 23,673.81	2030 Deferred Qtly. Assessment
Assmnts- Misc	\$ 75.00	\$ -
1260 Allowance for doubtful accounts	\$ (281.83)	2118 Security Deposits
1271 Receivable - TWLM LLC	\$ 180.00	\$ 425.00
Prepaid Assets	\$ 20,668.61	2130 Prepaid Assessments
Property & Equipment	\$ 54,286.94	\$ 46,705.00
		2152 Net Investment
		\$ 63,889.19
		2013 AP- Reserve
		2635 Unrealized Gain/Loss - Camb
		\$ 5,348.18
		Restricted Equity - Reserves
		\$ 276,674.04
		Operating Equity
		\$ 60,697.03
<b>TOTAL</b>	<b>\$ 458,902.63</b>	<b>\$ 458,902.63</b>

The Association has a current year surplus of \$9,496.20

**Building Maintenance:**  
Under Budget \$3,189.56

**Grounds Maintenance:**  
Over Budget \$2,634.01 mainly due to the drain cleaning.

**Pool/Clubhouse:**  
Under Budget \$42.88

**Utilities:**  
Under Budget \$1,286.59

**Administrative:**  
Under Budget \$4,966.61

**Closings:**  
There were 6 closings in June.  
312 Crooked Tree  
364 Deer Moss  
249 Silver Branch  
633 Old Treeline  
3209 Clear Springs  
761 Old Treeline

### REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Current Month					Annual
	Actual	YTD Actual	YTD Budget	YTD Variance (-)		Budget
<b>INCOME</b>	\$ 26,172.10	\$ 156,945.09	\$ 154,345.72	\$ 2,599.37		\$ 308,691.00
<b>EXPENSES</b>						
Building Maintenance	\$ 1,995.00	\$ 15,166.92	\$ 18,356.48	\$ (3,189.56)		\$ 36,713.00
Grounds Maintenance	\$ 5,266.18	\$ 55,607.03	\$ 52,973.02	\$ 2,634.01		\$ 105,946.00
Pool/Clubhouse/Security	\$ 607.87	\$ 5,327.12	\$ 5,370.00	\$ (42.88)		\$ 10,740.00
Utilities Electric/Water & Sewer	\$ 1,824.52	\$ 10,213.39	\$ 11,499.98	\$ (1,194.44)		\$ 23,000.00
Administrative Mgt./Legal/Labor	\$ 5,460.64	\$ 30,886.49	\$ 35,853.10	\$ (4,436.67)		\$ 71,796.00
Pooled Reserves	\$ 5,041.32	\$ 30,247.94	\$ 30,247.94	\$ -		\$ 60,495.00
<b>TOTAL EXPENSES</b>	<b>\$ 20,195.53</b>	<b>\$ 147,448.89</b>	<b>\$ 154,300.52</b>	<b>\$ (6,229.54)</b>		<b>\$ 308,691.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 5,976.57</b>	<b>\$ 9,496.20</b>	<b>\$ 45.20</b>	<b>\$ (9,451.00)</b>		<b>\$ -</b>

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