



Financial Summary

Trails West Homeowners Association, Inc.

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

Month Code: 8 Year Code: 22

ASSOCIATION BALANCE SHEET

	ASSETS	LIABILITIES	
Pacific Western - Checking Primary	\$ 79,952.25		
Pacific Western - Checking Reserve	\$ 608.14	2010 Accounts Payable	\$ -
Wells Fargo - Checking	\$ 1,144.78	2020 Accrued Estimated Expenses	\$ 3,816.67
Pacific Western - Reserves	\$ 88,966.96	2030 Deferred Qtly. Assessment	\$ 25,724.29
Cambridge Investments - Reserves	\$ 204,540.31	2118 Security Deposits	\$ 425.00
Accounts Receivable	\$ 25,704.36	2130 Prepaid Assessments	\$ 17,686.45
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	\$ 7,226.11
Prepaid Assets	\$ 18,377.56	Restricted Equity - Reserves	\$ 286,889.30
Property & Equipment	\$ 54,286.94	Operating Equity	\$ 67,897.46
TOTAL	\$ 473,554.47		\$ 473,554.47

Notes:
The Association has a surplus of \$16,696.63

Building Maintenance:
Under Budget \$112.50

Grounds Maintenance:
Under Budget \$1,479.92

Pool/Clubhouse:
Under budget \$407.14

Utilities:
Under budget \$1,266.33

Administrative:
Under Budget \$10,161.7

Closings:
9 Autumnwood Trl
64 Elmwood Trl
110 Silver Bow
3319 Longhorn

REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Current Month				Annual Budget
	Actual	YTD Actual	YTD Budget	YTD Variance (-)	
INCOME	\$ 25,619.91	\$ 209,033.13	\$ 205,794.29	\$ 3,238.84	\$ 308,691.00
EXPENSES					
Building Maintenance	\$ 2,186.90	\$ 24,362.82	\$ 24,475.32	\$ (112.50)	\$ 36,713.00
Grounds Maintenance	\$ 7,422.38	\$ 69,150.76	\$ 70,630.68	\$ (1,479.92)	\$ 105,946.00
Pool/Clubhouse/Security	\$ 817.87	\$ 6,752.86	\$ 7,160.00	\$ (407.14)	\$ 10,740.00
Utilities Electric/Water & Sewer	\$ 1,569.94	\$ 14,066.99	\$ 15,333.32	\$ (1,266.33)	\$ 23,000.00
Administrative Mgt./Legal/Labor	\$ 2,730.91	\$ 37,672.49	\$ 47,834.26	\$ (10,161.77)	\$ 71,796.00
Pooled Reserves	\$ 5,041.32	\$ 40,330.58	\$ 40,330.58	\$ -	\$ 60,495.00
TOTAL EXPENSES	\$ 19,769.32	\$ 192,336.50	\$ 205,764.16	\$ (13,427.66)	\$ 308,691.00
NET SURPLUS (DEFICIT)	\$ 5,850.29	\$ 16,696.63	\$ 30.13	\$ 16,666.50	\$ -

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