



## Financial Summary

# Trails West Homeowners Association, Inc.

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

Month Code: 9 Year Code: 22

### ASSOCIATION BALANCE SHEET

	ASSETS	LIABILITIES
Pacific Western - Checking Primary	\$ 91,588.58	
Pacific Western - Checking Reserve	\$ 608.14	2010 Accounts Payable \$ 4,401.21
Wells Fargo - Checking	\$ 1,144.78	2020 Accrued Estimated Expenses \$ 2,116.67
Pacific Western - Reserves	\$ 94,035.03	2030 Deferred Qtly. Assessment
Cambridge Investments - Reserves	\$ 203,345.92	2118 Security Deposits \$ 425.00
Accounts Receivable	\$ 23,329.78	2130 Prepaid Assessments \$ 43,600.49
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 \$ 5,850.42
Prepaid Assets	\$ 17,177.03	Restricted Equity - Reserves \$ 292,138.67
Property & Equipment	\$ 54,286.94	Operating Equity \$ 73,067.72
<b>TOTAL</b>	<b>\$ 485,489.37</b>	<b>\$ 485,489.37</b>

**Notes:**  
The Association has a current year surplus of \$21,866.89

**Building Maintenance:**  
Under Budget \$1,021.92

**Grounds Maintenance:**  
Under Budget \$3,345.12

**Pool/Clubhouse:**  
Under budget \$532.23

**Utilities:**  
Under budget \$1,561.97

**Administrative:**  
Under Budget \$12,144.21

**Closings:**

### REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Current Month					Annual
	Actual	YTD Actual	YTD Budget	YTD Variance (-)		Budget
<b>INCOME</b>	\$ 25,724.29	\$ 234,757.42	\$ 231,518.58	\$ 3,238.84		\$ 308,691.00
<b>EXPENSES</b>						
Building Maintenance	\$ 2,150.00	\$ 26,512.82	\$ 27,534.74	\$ (1,021.92)		\$ 36,713.00
Grounds Maintenance	\$ 6,963.63	\$ 76,114.39	\$ 79,459.51	\$ (3,345.12)		\$ 105,946.00
Pool/Clubhouse/Security	\$ 769.91	\$ 7,522.77	\$ 8,055.00	\$ (532.23)		\$ 10,740.00
Utilities Electric/Water & Sewer	\$ 1,621.03	\$ 15,688.02	\$ 17,249.99	\$ (1,561.97)		\$ 23,000.00
Administrative Mgt./Legal/Labor	\$ 4,008.14	\$ 41,680.63	\$ 53,824.84	\$ (12,144.21)		\$ 71,796.00
Pooled Reserves	\$ 5,041.32	\$ 45,371.90	\$ 45,371.90	\$ -		\$ 60,495.00
<b>TOTAL EXPENSES</b>	<b>\$ 20,554.03</b>	<b>\$ 212,890.53</b>	<b>\$ 231,495.98</b>	<b>\$ (18,605.45)</b>		<b>\$ 308,691.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 5,170.26</b>	<b>\$ 21,866.89</b>	<b>\$ 22.60</b>	<b>\$ (21,844.29)</b>		<b>\$ -</b>

