



## Financial Summary

# Trails West Homeowners Association, Inc.

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

Month Code: 10 Year Code: 22

### ASSOCIATION BALANCE SHEET

	ASSETS	LIABILITIES
Pacific Western - Checking Primary	\$ 85,993.35	
Pacific Western - Checking Reserve	\$ 608.14	2010 Accounts Payable \$ 2,075.00
Wells Fargo - Checking	\$ 1,144.78	2020 Accrued Estimated Expenses \$ 2,366.67
Pacific Western - Reserves	\$ 99,105.71	2030 Deferred Qtly. Assessment \$ 51,448.58
Cambridge Investments - Reserves	\$ 202,184.91	2118 Security Deposits \$ 425.00
Accounts Receivable	\$ 35,519.29	2130 Prepaid Assessments \$ 7,358.13
Assmnts- Misc	\$ -	2152 Net Investment \$ 63,889.19
Prepaid Assets	\$ 16,449.63	Restricted Equity - Reserves \$ 297,729.75
Property & Equipment	\$ 54,286.94	Operating Equity \$ 70,000.43
<b>TOTAL</b>	<b>\$ 495,292.75</b>	<b>\$ 495,292.75</b>

**Notes:**  
The association has a current year surplus of \$14,630.59

**Building Maintenance:**  
Over Budget \$8,493.66

**Grounds Maintenance:**  
Under Budget \$1,775.38

**Pool/Clubhouse:**  
Under Budget \$819.36

### REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Current Month		YTD Actual	YTD Budget	YTD Variance (-)	Annual Budget
	Actual					
<b>INCOME</b>	\$ 26,596.69		\$ 261,354.11	\$ 257,242.86	\$ 4,111.25	\$ 308,691.00
<b>EXPENSES</b>						
Building Maintenance	\$ 12,575.00		\$ 39,087.82	\$ 30,594.16	\$ 8,493.66	\$ 23,713.00
Grounds Maintenance	\$ 10,398.57		\$ 86,512.96	\$ 88,288.34	\$ (1,775.38)	\$ 105,946.00
Pool/Clubhouse/Security	\$ 607.87		\$ 8,130.64	\$ 8,950.00	\$ (819.36)	\$ 10,740.00
Utilities Electric/Water & Sewer	\$ 1,424.52		\$ 17,112.54	\$ 19,166.66	\$ (2,054.12)	\$ 23,000.00
Administrative Mgt./Legal/Labor	\$ 3,785.71		\$ 45,466.34	\$ 59,815.41	\$ (14,349.08)	\$ 71,796.00
Pooled Reserves	\$ 5,041.32		\$ 50,413.22	\$ 50,413.22	\$ -	\$ 60,495.00
<b>TOTAL EXPENSES</b>	<b>\$ 33,832.99</b>		<b>\$ 246,723.52</b>	<b>\$ 257,227.79</b>	<b>\$ (10,504.28)</b>	<b>\$ 308,691.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 7,236.30</b>		<b>\$ 14,630.59</b>	<b>\$ 15.07</b>	<b>\$ (14,615.53)</b>	<b>\$ -</b>

**Utilities:**  
Under Budget \$2,054.12

**Administrative:**  
Under budget \$14,349.08

**Closings:**  
There were 6 closings in October  
115 Cutbank  
125 Cutbank  
135 Cutbank  
145 Cutbank  
155 Cutbank  
776 Old Treeline



