



Financial Summary

Trails West Homeowners Association

01/2023

ASSETS		LIABILITIES		
Pacific Western- Operating	127,405.29	Accounts Payable	213.08	
Pacific Western-Reserve	608.14	Accrued Estimated Expenses	4,457.13	
Wells Fargo Checking	1,144.78	Deferred Quarterly Assessments	58,833.34	
Pacific Western- MM- Reserve	119,012.83	Security Deposits	425.00	
Cambridge Investment- Reserve	203,770.91	Prepaid Assessments	31,815.29	
AR- Assessments	39,061.00	Net Investment	63,889.19	
Prepaid Assets	13,582.75	Reserves	319,291.82	
Property & Equipment	54,286.94	Operating Equity	79,947.79	
TOTAL ASSETS	558,872.64	TOTAL LIABILITIES	558,872.64	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	29,909.52	29,909.52	29,416.66	492.86
EXPENSES:				
Building Maintenance	1,975.00	1,975.00	2,693.75	(718.75)
Grounds Maintenance	4,046.07	4,046.07	9,532.25	(5,486.18)
Pool/Club Expense	6,100.13	6,100.13	1,093.37	5,006.76
Utilities	1,963.94	1,963.94	1,958.26	5.68
Administrative	4,922.10	4,922.10	4,691.50	230.60
Reserves	9,447.50	9,447.50	9,447.50	0.00
TOTAL EXPENSES	28,454.74	28,454.74	29,416.63	(961.89)
SURPLUS/(DEFICIT)	1,454.78	1,454.78	0.03	1,454.75

COMMENTS:

The Association has a YTD Surplus of \$1,454.75

Building Maintenance is under budget \$718.75

Grounds Maintenance under budget \$5486.18

Pool/Clubhouse is over budget \$5006.76 due to security. (Tag Reader install)

Utilities is over budget \$5.68

Administrative is over budget \$230.60 due to the coupon mailings