



Financial Summary

Trails West Homeowners Association 02/2023

ASSETS		LIABILITIES		
Pacific Western- Operating	117,447.66	Accounts Payable		406.50
Pacific Western- Chkg- Reserve	608.14	Accrued Estimated Expenses		10,241.39
Wells Fargo- Chkg- Operating	1,054.78	Deferred Quarterly Assmnt		29,416.67
Pacific Western- MM- Reserve	128,603.49	Security Deposits		425.00
Cambridge Investment- Reserve	205,709.32	Prepaid Assessments		34,072.27
AR- Assessments	33,247.52	Net Investment		63,889.19
Allowance for Doubtful Accts	(281.83)	Reserves		329,384.51
Receivable TWLM	180.00	Operating Equity		86,212.61
Prepaid Assets	13,192.12			
Property & Equipment	54,286.94			
TOTAL ASSETS	554,048.14	TOTAL LIABILITIES		554,048.14
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	30,063.92	59,973.44	58,833.33	1,140.11
EXPENSES:				
Building Maintenance	3,279.06	5,254.06	5,387.50	(\$133.44)
Grounds	5,632.17	9,678.24	19,064.50	(9,386.26)
Pool/Clubhouse	607.87	6,708.00	2,186.70	4,521.30
Utilities	1,880.61	3,844.55	3,916.60	(72.05)
Administrative	4,388.27	9,310.37	9,383.00	(72.63)
Monthly Transfer to Reserves	9,447.50	18,895.00	18,895.00	0.00
TOTAL EXPENSES	25,235.48	53,690.22	58,833.30	(5,143.08)
SURPLUS/(DEFICIT)	4,828.44	6,283.22	0.03	6,283.19

COMMENTS:

The association has a YTD Surplus of \$6,283.22

Building Maintenance is under budget \$133.44

Grounds Maintenance is under budget \$9,386.26

Pool/Clubhouse over budget \$4,521.30 due to the Security line item- License plate reader install

Utilities is under budget \$72.05

Administrative is under budget \$72.63