



# Financial Summary

## Trails West Homeowners Association

03/2023

ASSETS		LIABILITIES		
Pacific Western- CHK- Primary	125,605.30	Accrued Estimated Expenses	4,033.34	
Pacific Western- CHK- Reserve	608.14	Security Deposits	425.00	
Wells Fargo Bank- CKG- Operating	1,054.78	Prepaid Assessments	70,308.74	
Pacific Western-MM- Reserve	108,793.88	Net Investment	63,889.19	
Cambridge Investment	205,078.82	Reserves	310,066.57	
AR Assessments	29,622.40	Operating Equity	88,462.08	
Allowance for Doubtful Accts	(281.83)			
Receivable- TWLM LLC 28B34	180.00			
Prepaid Assets	12,236.49			
Property & Equipment	54,286.94			
<b>TOTAL ASSETS</b>	<b>537,184.92</b>	<b>TOTAL LIABILITIES</b>	<b>537,184.92</b>	
	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	29,564.17	89,537.61	88,250.00	1,287.61
<b>EXPENSES:</b>				
Building Maintenance	2,119.00	7,373.06	8,081.25	-708.19
Grounds Maintenance	6,998.28	16,676.52	28,596.75	-11,920.23
Pool/ Clubhouse	1,918.30	8,626.30	3,280.03	5,346.27
Utilities	1,786.59	5,631.14	5,874.94	-243.80
Administrative	3,922.86	13,233.23	14,074.50	-841.27
Reserves	9,447.50	28,342.50	28,342.50	0.00
<b>Total Expenses</b>	<b>26,192.53</b>	<b>79,882.75</b>	<b>88,249.97</b>	<b>(8,367.22)</b>
<b>Surplus/ Deficit</b>	<b>3,371.64</b>	<b>9,654.86</b>	<b>0.03</b>	<b>9,654.83</b>

### NOTES

The Association has a YTD Surplus of \$9,654.83

Building Maintenance is under budget \$708.19

Grounds Maintenance is under budget \$11,920.23

Pool/Clubhouse is over budget \$5,346.27 due to pool equipment repair and the Tag reader install

Administrative is under budget \$841.27