



# Financial Summary

## Trails West Homeowners Association

April 2023

ASSETS		LIABILITIES		
Pac Western- CKG- Primary	132,560.30	Accounts Payable	1,269.92	
Pac Western- CKG- Reserve	608.14	Accrued Estimated Expenses	2,158.34	
Wells Fargo Bank- CKG- Oper	1,054.78	Deferred Quarterly Assessment	58,833.34	
Pac Western- MM- Reserve	118,392.42	Security Deposits	425.00	
Cambridge Investment- Res	206,315.73	Prepaid Assessment	26,280.03	
AR Assessments	44,290.34	Net Investment	63,889.19	
Prepaid Assets	11,233.74	Reserves	320,228.72	
Property & Equipment	54,286.94	Operating Equity	95,657.85	
<b>TOTAL ASSETS</b>	<b>568,742.39</b>	<b>TOTAL LIABILITIES</b>	<b>568,742.39</b>	
	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	<b>30,108.56</b>	<b>119,646.17</b>	<b>117,666.66</b>	<b>1,979.51</b>
<b>EXPENSES:</b>				
Building Maintenance	0.00	7,373.06	10,775.00	-3,401.94
Grounds Maintenance	5,241.35	21,917.87	38,129.00	-16,211.13
Pool/Clubhouse Expense	607.87	9,234.17	4,373.36	4,860.81
Utilities	1,926.27	7,557.41	7,833.25	-275.84
Administration	6,363.10	19,596.33	18,766.00	830.33
<b>TOTAL EXPENSES</b>	<b>14,138.59</b>	<b>65,678.84</b>	<b>79,876.61</b>	<b>(14,197.77)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>15,969.97</b>	<b>53,967.33</b>	<b>37,790.05</b>	<b>16,177.28</b>

### COMMENTS:

The association has a YTD Surplus of \$16,177.33

Building Maintenance is under budget \$3,401.94

Grounds Maintenance is under budget \$16,211.13

Pool/Clubhouse is over budget \$4,860.81 due to the pump repairs and camera install

Utilities is under budget \$275.87

Administrative is over budget \$830.33 mainly due to CPA Services