

Trails West Homeowners Association

April 2023

ASSETS LIABILITI		LIABILITIES	
132,560.30	Accounts Payable		1,269.92
608.14	Accrued Estimated Expenses		2,158.34
1,054.78	Deferred Quarterly Assessment		58,833.34
118,392.42	Security Deposits		425.00
206,315.73	Prepaid Assessment		26,280.03
44,290.34	Net Investment		63,889.19
11,233.74	Reserves		320,228.72
54,286.94	Operating Equity		95,657.85
568,742.39	TOTAL LIABILITIES		568,742.39
Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
30,108.56	119,646.17	117,666.66	1,979.51
			-3,401.94
			-16,211.13
			4,860.81
1,926.27	7,557.41	7,833.25	-275.84
6,363.10	19,596.33	18,766.00	830.33
14,138.59	65,678.84	79,876.61	(14,197.77)
15,969.97	53,967.33	37,790.05	16,177.28
COMMENTS:			
Grounds Maintenance is under budget \$5,401.94 Grounds Maintenance is under budget \$16,211.13			
Pool/Clubhouse is over budget \$4,860.81 due to the pump repairs and camera install			
		to CPA Services	
	608.14 1,054.78 118,392.42 206,315.73 44,290.34 11,233.74 54,286.94 568,742.39 Current Period Actual 30,108.56 0.00 5,241.35 607.87 1,926.27 6,363.10 14,138.59 15,969.97 COM association has a ling Maintenance rer budget \$4,860.8 Utilities is und	608.14 Accrued Estination 1,054.78 Deferred Quart 118,392.42 S 206,315.73 Prep 44,290.34 Prep 11,233.74 S 54,286.94 S 54,286.94 YTD Actual S68,742.39 TOTAL LIABILIT Current Period YTD Actual Actual YTD Actual 30,108.56 119,646.17 0.00 7,373.06 5,241.35 21,917.87 607.87 9,234.17 1,926.27 7,557.41 6,363.10 19,596.33 14,138.59 65,678.84 Independent S Sociation has a YTD Surplus of \$ Sing Maintenance is under budget \$ Sociation has a YTD Surplus of \$ Sing Maintenance is under budget \$ Yer budget \$4,860.81 due to the pump Utilities is under budget \$275.87	608.14 Accrued Estimated Expenses 1,054.78 Deferred Quarterly Assessment 118,392.42 Security Deposits 206,315.73 Prepaid Assessment 44,290.34 Net Investment 11,233.74 Reserves 54,286.94 Operating Equity 568,742.39 TOTAL LIABILITES Current Period Actual YTD Actual YTD Budget 30,108.56 119,646.17 117,666.66 0.00 7,373.06 10,775.00 5,241.35 21,917.87 38,129.00 607.87 9,234.17 4,373.36 1,926.27 7,557.41 7,833.25 6,363.10 19,596.33 18,766.00 14,138.59 65,678.84 79,876.61 15,969.97 53,967.33 37,790.05 COMMENTS: association has a YTD Surplus of \$16,177.33 ing Maintenance is under budget \$3,401.94 add Maintenance is under budget \$16,211.13