



Financial Summary

Trails West Homeowners Association Inc.

May 2023

ASSETS		LIABILITIES		
Pac Western- CKG- Primary	101,444.69	Accounts Payable		1,473.32
Pac Western- CKG- Reserve	608.14	Accrued Estimated Expenses		4,457.06
Wells Fargo-CKG- Operating	1,054.78	Deferred Quarterly Assessment		29,416.67
Pacific Western-MM- Reserve	127,998.52	Security Deposits		425.00
Cambridge Investment	207,090.29	Prepaid Assessments		29,802.03
AR Assessments	39,492.82	Net Investments		63,889.19
Prepaid Assets	27,528.82	Reserves		330,407.39
Property & Equipment	54,286.94	Operating Equity		99,634.34
TOTAL ASSETS	559,505.00	TOTAL LIABILITIES		559,505.00
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	29,416.67	149,062.84	147,083.33	1,979.51
EXPENSES:				
Building Maintenance	1,975.00	11,323.06	13,468.75	-2,145.69
Grounds Maintenance	5,691.34	27,609.21	47,661.25	-20,052.04
Pool/Clubhouse	607.87	9,842.04	5,466.69	4,375.35
Utilities	1,821.71	9,379.12	9,791.62	-412.50
Administrative	4,123.75	23,720.08	23,457.50	262.58
Transfer to Reserves	9,447.50	47,237.50	47,237.50	0.00
TOTAL EXPENSES	23,667.17	129,111.01	147,083.31	(17,972.30)
SURPLUS/(DEFICIT)	5,749.50	19,951.83	0.02	19,951.81

COMMENTS:

- The association has a YTD surplus of \$19,951.83
- Building Maintenance is under budget \$2,145.69
- Grounds Maintenance is under budget \$20,052.04
- Pool/Clubhouse/Security is over budget \$4375.35 due to the tag reader camera install
- Utilities is under budget \$412.50
- Administrative is over budget YTD 262.58 due to Copies/Printing this is not over budget for the year