



# Financial Summary

## Trails West Homeowners Association, Inc.

July 2023

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	111,043.18	Accrued Estimated Expenses		3,933.34
Pac West- Ckg- Reserve	608.14	Deferred Annual Assessment		58,833.34
Pac West-MM- Reserve	147,241.78	Security Deposits		425.00
Cambridge Investment- RSV	206,978.01	Prepaid Assessments		20,321.72
AR- Assessments	53,695.18	Net Investment		63,889.19
Allowance for Doubtful Accts	(281.83)	Reserves		350,279.00
Receivable- TWLM	180.00	Operating Equity		100,463.50
Prepaid Assets	24,393.69			
Property & Equipment	54,286.94			
<b>TOTAL ASSETS</b>	<b>598,145.09</b>	<b>TOTAL LIABILITIES</b>		<b>598,145.09</b>
	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	<b>30,692.53</b>	<b>209,522.04</b>	<b>205,916.66</b>	<b>3,605.38</b>
<b>EXPENSES:</b>				
Building Maintenance	7,345.13	18,987.19	18,856.25	130.94
Grounds Maintenance	8,813.35	42,428.58	66,725.75	-\$24,297.17
Pool/Clubhouse Expense	1,367.87	13,482.68	7,653.35	5,829.33
Utilities	2,737.68	14,075.14	13,708.30	366.84
Administration	4,611.30	32,894.33	32,840.50	53.83
Reserves	9,447.50	66,132.50	66,132.50	0.00
<b>TOTAL EXPENSES</b>	<b>34,322.83</b>	<b>188,000.42</b>	<b>205,916.65</b>	<b>(17,916.23)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(3,630.30)</b>	<b>21,521.62</b>	<b>0.01</b>	<b>21,521.61</b>

### COMMENTS:

The association has a YTD Surplus of \$21,521.61
Building Maintenance is over budget \$130.94
Grounds Maintenance is under budget \$24,297.17
Pool/Clubhouse Expense is over budget \$5,829.33 due to repairs
Utilities is over budget \$366.84
Administration is over budget \$53.83