



Financial Summary

Trails West Homeowners Association, Inc.

August 2023

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	80,315.75	Accrued Estimated Expenses		1,958.34
Pac West- Ckg- Reserve	608.14	Deferred Quarterly Assessment		29,416.67
Pac West-MM- Reserve	156,882.07	Security Deposits		425.00
Cambridge Investment- RSV	206,978.01	Prepaid Assessments		21,796.97
AR- Assessments	46,687.91	Net Investment		63,889.19
Allowance for Doubtful Accts	(281.83)	Reserves		359,919.29
Receivable- TWLM	180.00	Operating Equity		91,156.66
Prepaid Assets	22,905.13			
Property & Equipment	54,286.94			
TOTAL ASSETS	568,562.12	TOTAL LIABILITIES		568,562.12
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	29,872.12	239,394.16	235,333.33	4,060.83
EXPENSES:				
Building Maintenance	2,120.00	21,107.19	21,550.00	-442.81
Grounds Maintenance	18,142.60	60,571.18	76,258.00	-\$15,686.82
Pool/Clubhouse Expense	2,697.87	16,180.55	8,746.68	7,433.87
Utilities	1,973.04	16,048.18	15,666.64	381.54
Administration	4,797.95	37,692.28	37,532.00	160.28
Reserves	9,447.50	75,580.00	75,580.00	0.00
TOTAL EXPENSES	39,178.96	227,179.38	235,333.32	(8,153.94)
SURPLUS/(DEFICIT)	(9,306.84)	12,214.78	0.01	12,214.77

COMMENTS:

COMMENTS:	YTD Surplus	\$12,214.78
Building Maintenance	Under Budget	-442.81
Grounds Maintenance:	Under Budget	-\$15,686.82
Pool/Clubhouse Expense	Over Budget	\$7,433.87
Utilities:	Over budget	\$381.54
Management/Administrative:	Over budget	\$160.28
Closings:	There was 1 closing- 26 Ramblewood	