



# Financial Summary

## Trails West Homeowners Association, Inc.

October 2023

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	104,539.88	Accrued Estimated Expenses		2,158.34
Pac West- Ckg- Reserve	608.14	Deferred Quarterly Assessment		58,833.34
Pac West-MM- Reserve	176,185.56	Security Deposits		425.00
Cambridge Investment- RSV	209,637.68	Prepaid Assessments		10,181.20
AR- Assessments	41,120.00	Net Investment		63,889.19
Allowance for Doubtful Accts	(281.83)	Reserves		382,488.42
Receivable- TWLM	180.00	Operating Equity		88,386.87
Prepaid Assets	20,085.99	Accounts Payable		0.00
Property & Equipment	54,286.94			
<b>TOTAL ASSETS</b>	<b>606,362.36</b>	<b>TOTAL LIABILITIES</b>		<b>606,362.36</b>
	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	<b>30,501.59</b>	<b>299,612.32</b>	<b>294,166.66</b>	<b>5,445.66</b>
<b>EXPENSES:</b>				
Building Maintenance	2,920.00	26,187.19	26,937.50	-750.31
Grounds Maintenance	12,351.35	81,599.63	95,322.50	-\$13,722.87
Pool/Clubhouse Expense	1,012.87	19,065.72	10,933.34	8,132.38
Utilities	2,352.87	21,114.45	19,583.32	1,531.13
Administration	5,832.95	47,119.37	46,915.00	204.37
Reserves	9,447.50	94,475.00	94,475.00	0.00
<b>TOTAL EXPENSES</b>	<b>33,917.54</b>	<b>289,561.36</b>	<b>294,166.66</b>	<b>(4,605.30)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(3,415.95)</b>	<b>10,050.96</b>	<b>(0.00)</b>	<b>10,050.96</b>

### COMMENTS:

COMMENTS:	YTD Surplus	\$10,050.96
Building Maintenance	Under Budget	-750.31
Grounds Maintenance:	Under Budget	-\$13,722.87
Pool/Clubhouse Expense	Over Budget	\$8,132.38 Due to Repairs
Utilities:	Under budget	\$1,531.13
Management/Administrative:	Over budget	\$204.37 Due to Internet