



Financial Summary

Trails West Homeowners Association, Inc.

November 2023

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	83,721.51	Accounts Payable		1,698.80
Pac West- Ckg- Reserve	608.14	Deferred Quarterly Assessment		29,416.67
Pac West-MM- Reserve	185,846.64	Security Deposits		425.00
Cambridge Investment- RSV	209,637.68	Prepaid Assessments		10,681.20
AR- Assessments	37,185.20	Net Investment		63,889.19
Allowance for Doubtful Accts	(281.83)	Reserves		392,149.50
Receivable- TWLM	180.00	Operating Equity		91,363.37
Prepaid Assets	18,439.45	Accounts Payable		0.00
Property & Equipment	54,286.94			
TOTAL ASSETS	589,623.73	TOTAL LIABILITIES		589,623.73
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	29,641.67	329,253.99	323,583.33	5,670.66
EXPENSES:				
Building Maintenance	0.00	26,187.19	29,631.25	-3,444.06
Grounds Maintenance	5,811.35	87,410.98	104,854.75	-\$17,443.77
Pool/Clubhouse Expense	5,771.87	24,837.59	12,026.67	12,810.92
Utilities	(418.31)	20,696.14	21,541.66	(845.52)
Administration	6,052.76	53,172.13	51,606.50	1,565.63
Reserves	9,447.50	103,922.50	103,922.50	0.00
TOTAL EXPENSES	26,665.17	316,226.53	323,583.33	(7,356.80)
SURPLUS/(DEFICIT)	2,976.50	13,027.46	0.00	13,027.46

COMMENTS:

COMMENTS:	YTD Surplus	\$13,027.46
Building Maintenance	Under Budget	-3,444.06
Grounds Maintenance:	Under Budget	-\$17,443.77
Pool/Clubhouse Expense	Over Budget	\$12,810.92 Due to Repairs
Utilities:	Under budget	-\$845.52
Management/Administrative:	Over budget	\$1,565.63 Due to Internet