



# Financial Summary

## Trails West Homeowners Association, Inc.

December 2023

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	118,911.67	Accounts Payable	6,049.07	
Pac West- Ckg- Reserve	608.14	Deferred Quarterly Assessment	0.00	
Pac West-MM- Reserve	195,482.69	Security Deposits	425.00	
Cambridge Investment- RSV	209,637.68	Prepaid Assessments	10,681.20	
AR- Assessments	(21,417.03)	Net Investment	63,889.19	
Allowance for Doubtful Accts	(281.83)	Reserves	401,785.55	
Receivable- TWLM	180.00	Operating Equity	91,529.14	
Prepaid Assets	16,950.89	Prepaid Escrow	200.00	
Property & Equipment	54,286.94			
Pacific Western- Escrow	200.00			
<b>TOTAL ASSETS</b>	<b>574,559.15</b>	<b>TOTAL LIABILITIES</b>	<b>574,559.15</b>	
	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	<b>29,511.33</b>	<b>358,765.32</b>	<b>353,000.00</b>	<b>5,765.32</b>
<b>EXPENSES:</b>				
Building Maintenance	(1,135.00)	27,027.19	32,325.00	-5,297.81
Grounds Maintenance	12,666.43	100,377.41	114,387.00	-14,009.59
Pool/Clubhouse Expense	(512.13)	24,885.46	13,120.00	11,765.46
Utilities	(779.93)	22,322.87	23,500.00	(1,177.13)
Administration	4,417.03	57,589.16	56,298.00	1,291.16
Reserves	9,447.50	113,370.00	113,370.00	0.00
<b>TOTAL EXPENSES</b>	<b>24,103.90</b>	<b>345,572.09</b>	<b>353,000.00</b>	<b>(7,427.91)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>5,407.43</b>	<b>13,193.23</b>	<b>0.00</b>	<b>13,193.23</b>

### COMMENTS:

COMMENTS:	YTD Surplus	\$13,193.23
Building Maintenance	Under Budget	-5,297.81
Grounds Maintenance:	Under Budget	-\$14,009.59
Pool/Clubhouse Expense	Over Budget	\$11,765.46 Due to Repairs
Utilities:	Under budget	-\$1,177.13
Management/Administrative:	Over budget	\$1,291.16 Due to Internet