



# Financial Summary

## Trails West Homeowners Association, Inc.

January 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	128,666.66	Homeowner Refunds		75.00
Pac West- Ckg- Reserve	608.14	Accrued Estimated Expenses		4,893.26
Pac West-MM- Reserve	205,214.42	Deferred Quarterly Assessment		58,833.34
Cambridge Investment- RSV	214,354.88	Security Deposits		425.00
AR- Assessments	46,409.21	Prepaid Assessments		33,633.20
Allowance for Doubtful Accts	(281.83)	Net Investment		63,889.19
Receivable- TWLM	180.00	Operating Equity		90,045.75
Prepaid Assets	15,620.31	Prepaid Escrow		200.00
Property & Equipment	54,286.94	Reserves		413,263.99
Pacific Western- Escrow	200.00			
<b>TOTAL ASSETS</b>	<b>665,258.73</b>	<b>TOTAL LIABILITIES</b>		<b>665,258.73</b>
	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	<b>30,077.61</b>	<b>30,077.61</b>	<b>29,416.66</b>	<b>660.95</b>
<b>EXPENSES:</b>				
Building Maintenance	1,975.00	1,975.00	2,535.38	-560.38
Grounds Maintenance	5,652.35	5,652.35	8,581.74	-2,929.39
Pool/Clubhouse Expense	1,032.87	1,032.87	1,916.74	-883.87
Utilities	3,182.33	3,182.33	1,933.26	1,249.07
Administration	5,709.82	5,709.82	4,965.86	743.96
Reserves	9,448.13	9,448.13	9,448.13	0.00
<b>TOTAL EXPENSES</b>	<b>27,000.50</b>	<b>27,000.50</b>	<b>29,381.11</b>	<b>(2,380.61)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>3,077.11</b>	<b>3,077.11</b>	<b>35.55</b>	<b>3,041.56</b>

### COMMENTS:

COMMENTS:	YTD Surplus	\$3,077.11
Building Maintenance	Under Budget	-560.38
Grounds Maintenance:	Under Budget	-\$2,929.39
Pool/Clubhouse Expense	Under Budget	-\$883.87 Due to Repairs
Utilities:	Over Budget	\$1,249.07
Management/Administrative:	Over budget	\$743.96 Due to the coupon mailing