



Financial Summary

Trails West Homeowners Association, Inc.

February 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	114,438.18	Accounts Payable	4,179.83	
Pac West- Ckg- Reserve	608.14	Homeowner Refunds	75.00	
Pac West-MM- Reserve	214,896.33	Accrued Estimated Expenses	1,933.34	
Cambridge Investment- RSV	214,951.75	Deferred Quarterly Assessment	29,416.67	
AR- Assessments	38,476.78	Security Deposits	425.00	
Allowance for Doubtful Accts	(281.83)	Prepaid Assessments	35,236.90	
Receivable- TWLM	180.00	Net Investment	63,889.19	
Prepaid Assets	13,973.77	Prepaid Escrow	200.00	
Property & Equipment	54,286.94	Reserves	423,633.68	
Pacific Western- Escrow	200.00	Operating Equity	92,740.45	
TOTAL ASSETS	651,730.06	TOTAL LIABILITIES	651,730.06	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	29,491.67	59,569.28	58,833.33	735.95
EXPENSES:				
Building Maintenance	1,975.00	3,950.00	5,070.80	-1,120.80
Grounds Maintenance	5,681.35	11,333.70	17,163.40	-5,829.70
Pool/Clubhouse Expense	2,133.12	3,165.99	3,833.40	-667.41
Utilities	2,278.05	5,460.38	3,866.60	1,593.78
Administration	5,190.37	10,900.19	9,931.60	968.59
Reserves	9,448.13	18,896.30	18,896.30	0.00
TOTAL EXPENSES	26,706.02	53,706.56	58,762.10	(5,055.54)
SURPLUS/(DEFICIT)	2,785.65	5,862.72	71.23	5,791.49

COMMENTS:

COMMENTS:	YTD Surplus	\$5,862.72
Building Maintenance	Under Budget	-1,120.80
Grounds Maintenance:	Under Budget	-\$5,829.70
Pool/Clubhouse Expense	Under Budget	-\$667.41
Utilities:	Over Budget	\$1,593.78
Management/Administrative:	Over budget	\$968.59 Due to Insurance