



Financial Summary

Trails West Homeowners Association, Inc.

March 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	105,550.83	Accounts Payable		1,539.98
Pac West- Ckg- Reserve	608.14	Security Deposits		425.00
Pac West-MM- Reserve	224,533.05	Prepaid Assessments		35,236.90
Cambridge Investment- RSV	214,951.75	Net Investment		63,889.19
AR- Assessments	18,133.75	Prepaid Escrow		200.00
Allowance for Doubtful Accts	(281.83)	Reserves		433,270.40
Receivable- TWLM	180.00	Operating Equity		96,086.37
Prepaid Assets	12,485.21			
Property & Equipment	54,286.94			
Pacific Western- Escrow	200.00			
TOTAL ASSETS	630,647.84	TOTAL LIABILITIES		630,647.84
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	29,827.23	89,396.51	88,250.00	1,146.51
EXPENSES:				
Building Maintenance	0.00	3,950.00	7,606.22	-3,656.22
Grounds Maintenance	8,741.10	20,074.80	25,745.06	-5,670.26
Pool/Clubhouse Expense	212.95	3,378.94	5,750.06	-2,371.12
Utilities	126.08	5,586.46	5,799.94	(213.48)
Administration	7,953.01	18,853.20	14,897.34	3,955.86
Reserves	9,448.13	28,344.47	28,344.47	0.00
TOTAL EXPENSES	26,481.27	80,187.87	88,143.09	(7,955.22)
SURPLUS/(DEFICIT)	3,345.96	9,208.64	106.91	9,101.73

COMMENTS:

COMMENTS:	YTD Surplus	\$9,208.64
Building Maintenance	Under Budget	-3,656.22
Grounds Maintenance:	Under Budget	-\$5,670.26
Pool/Clubhouse Expense	Under Budget	-\$2,371.12
Utilities:	Under Budget	-\$213.48
Management/Administrative:	Over budget	\$3,955.86 Due to Insurance