



Financial Summary

Trails West Homeowners Association, Inc.

April 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	119,007.24	Accounts Payable	6,517.16	
Pac West- Ckg- Reserve	608.14	Accrued Estimated Expenses	2,918.34	
Pac West-MM- Reserve	234,311.58	Deferred Quarterly Assessment	58,833.34	
Wells Fargo - Checking	964.78	Securtiy Deposits	425.00	
Cambridge Investment- RSV	217,603.71	Prepaid Assessments	26,544.68	
AR- Assessments	47,911.50	New Investments	63,889.19	
Allowance for Doubtful Accts	(281.83)	Reserves	452,523.43	
Receivable- TWLM	180.00	Operating Equity	74,144.64	
Prepaid Assets	11,203.72	Escrow	200.00	
Property & Equipment	54,286.94			
Pacific Western- Escrow	200.00			
TOTAL ASSETS	685,995.78	TOTAL LIABILITIES	685,995.78	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	30,206.82	119,603.33	117,666.66	1,936.67
EXPENSES:				
Building Maintenance	2,736.00	6,686.00	10,141.64	-3,455.64
Grounds Maintenance	22,606.35	42,681.15	34,326.72	8,354.43
Pool/Clubhouse Expense	1,032.87	5,396.81	7,666.72	-2,269.91
Utilities	2,247.81	9,604.64	7,733.28	1,871.36
Administration	4,659.43	23,352.64	19,863.08	3,489.56
Reserves	9,448.17	37,792.64	37,792.64	0.00
TOTAL EXPENSES	42,730.63	125,513.88	117,524.08	7,989.80
SURPLUS/(DEFICIT)	(12,523.81)	(5,910.55)	142.58	(6,053.13)

COMMENTS:

COMMENTS:	YTD Deficit	-	\$5,910.55
Building Maintenance	Under Budget		-3,455.64
Grounds Maintenance:	Over Budget	\$8,354.43	Due to the weed removal in the pond
Pool/Clubhouse Expense	Under Budget	-\$2,269.91	
Utilities:	Over Budget	\$1,871.36	
Management/Administrative:	Over budget	\$3,489.56	Due to Insurance