



Financial Summary

Trails West Homeowners Association, Inc. May 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	68,881.99	Accounts Payable		5,000.41
Pac West- Ckg- Reserve	608.14	Security Deposits		425.00
Pac West-MM- Reserve	244,037.99	Prepaid Assessments		29,640.25
Wells Fargo-Checking Operatin	964.78	Accrued Estimated Exp		2,918.34
Cambridge Investment- RSV	217,603.71	Net Investment		63,889.19
AR- Assessments	43,389.04	Prepaid Escrow		200.00
Allowance for Doubtful Accts	(281.83)	Reserves		462,249.84
Receivable- TWLM	180.00	Operating Equity		66,358.40
Prepaid Assets	30,227.34	Deferred Quarterly Assessmen		29,416.67
Property & Equipment	54,286.94			
Pacific Western- Escrow	200.00			
TOTAL ASSETS	660,098.10	TOTAL LIABILITIES		660,098.10
	Current			VARIANCE
	Period Actual	YTD Actual	YTD Budget	(Over/Under)
TOTAL INCOME	29,414.25	149,017.58	147,083.33	1,934.25
EXPENSES:				
Building Maintenance	3,339.22	10,025.22	12,677.06	-2,651.84
Grounds Maintenance	15,777.10	58,458.25	42,908.38	15,549.87
Pool/Clubhouse Expense	1,032.87	6,429.68	9,583.38	-3,153.70
Utilities	1,843.19	11,447.83	9,666.62	1,781.21
Administration	5,759.94	29,112.58	24,828.82	4,283.76
Reserves	9,448.17	47,240.81	47,240.81	0.00
TOTAL EXPENSES	37,200.49	162,714.37	146,905.07	15,809.30
SURPLUS/(DEFICIT)	(7,786.24)	(13,696.79)	178.26	(13,875.05)

COMMENTS:

COMMENTS:	YTD Deficit		
Building Maintenance	Under Budget	-2,651.84	
Grounds Maintenance:	Over Budget	\$15,549.87	Due to the pond work, Pressure washing and Tree Trimming
Pool/Clubhouse Expense	Under Budget	-\$3,153.70	
Utilities:	Over Budget	\$1,781.21	
Management/Administrative:	Over budget	\$4,283.76	Due to Insurance