



Financial Summary

Trails West Homeowners Association, Inc.

June 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	64,538.79	Accounts Payable	3,027.22	
Pac West- Ckg- Reserve	608.14	Security Deposits	425.00	
Pac West-MM- Reserve	245,882.54	Accrued Estimated Expenses	3,903.34	
Cambridge Investment- RSV	217,603.71	Net Investment	63,889.19	
AR- Assessments	37,174.16	Prepaid Escrow	200.00	
Allowance for Doubtful Accts	(281.83)	Reserves	455,953.61	
Receivable- TWLM	180.00	Operating Equity	74,522.30	
Prepaid Assets	28,365.96	Prepaid Assessments	46,637.75	
Property & Equipment	54,286.94			
Pacific Western- Escrow	200.00			
TOTAL ASSETS	648,558.41	TOTAL LIABILITIES	648,558.41	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	29,761.83	178,779.41	176,500.00	2,279.41
EXPENSES:				
Building Maintenance	2,065.00	12,090.22	15,212.48	-3,122.26
Grounds Maintenance	9,707.31	68,165.56	51,490.04	16,675.52
Pool/Clubhouse Expense	1,032.87	7,462.55	11,500.04	-4,037.49
Utilities	2,226.33	13,674.16	11,599.96	2,074.20
Administration	5,259.03	34,371.61	29,794.56	4,577.05
Reserves	9,448.13	56,688.98	56,688.98	0.00
TOTAL EXPENSES	29,738.67	192,453.08	176,286.06	16,167.02
SURPLUS/(DEFICIT)	23.16	(13,673.67)	213.94	(13,887.61)

COMMENTS:

COMMENTS:	YTD Deficit	-\$13,673.67
Building Maintenance	Under Budget	-3,122.26
Grounds Maintenance:	Over Budget	\$16,675.52
Pool/Clubhouse Expense	Under Budget	-\$4,037.49
Utilities:	Over Budget	\$2,074.20
Management/Administrative:	Over budget	\$4,577.05 Due to Insurance