



Financial Summary

Trails West Homeowners Association, Inc. July 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	86,087.74	Accounts Payable		1,854.07
Pac West- Ckg- Reserve	608.14	Security Deposits		425.00
Pac West-MM- Reserve	248,925.91	Prepaid Assessments		19,849.85
Wells Fargo-Checking Operatin	964.78	Accrued Estimated Exp		1,933.34
Cambridge Investment- RSV	217,603.71	Net Investment		63,889.19
AR- Assessments	47,914.36	Prepaid Escrow		200.00
Allowance for Doubtful Accts	(281.83)	Reserves		458,996.98
Receivable- TWLM	180.00	Operating Equity		77,533.75
Prepaid Assets	27,025.77	Deferred Quarterly Assessments		58,833.34
Property & Equipment	54,286.94			
Pacific Western- Escrow	200.00			
TOTAL ASSETS	683,515.52	TOTAL LIABILITIES		683,515.52
	Current			VARIANCE
	Period Actual	YTD Actual	YTD Budget	(Over/Under)
TOTAL INCOME	29,984.90	208,764.31	205,916.66	2,847.65
EXPENSES:				
Building Maintenance	3,070.00	15,160.22	17,747.90	-2,587.68
Grounds Maintenance	6,405.30	74,570.86	60,071.70	14,499.16
Pool/Clubhouse Expense	1,517.87	8,980.42	13,416.70	-4,037.49
Utilities	2,034.79	15,708.95	13,533.30	2,175.65
Administration	4,497.32	38,868.93	34,760.30	4,577.05
Reserves	9,448.17	66,137.15	66,137.15	0.00
TOTAL EXPENSES	26,973.45	219,426.53	205,667.05	14,626.69
SURPLUS/(DEFICIT)	3,011.45	(10,662.22)	249.61	(11,779.04)

COMMENTS:

COMMENTS:	YTD Deficit		
Building Maintenance	Under Budget	-2,587.68	
Grounds Maintenance:	Over Budget	\$14,499.16	Due to the pond work, Pressure washing and Tree Trimming
Pool/Clubhouse Expense	Under Budget	-\$4,037.49	
Utilities:	Over Budget	\$2,175.65	
Management/Administrative:	Over budget	\$4,577.05	Due to Insurance