



Financial Summary

Trails West Homeowners Association, Inc. September 2024

ASSETS		LIABILITIES		
Smartstreet- Ckg- Primary	70,470.37	Accounts Payable		4,304.68
Smartstreet- Ckg- Reserve	608.14	Accrued Estimated Exp		3,143.34
Smartstreet-MM- Reserve	261,250.96	Security Deposits		425.00
Wells Fargo-Checking Operatin	964.78	Prepaid Assessments		39,348.61
Cambridge Investment- RSV	217,603.71	Net Investment		63,889.19
AR- Assessments	36,846.76	Prepaid Escrow		200.00
Due from Reserve	0.00	Reserves		471,322.03
Prepaid Assets	23,373.76	Operating Equity		82,772.57
Property & Equipment	54,286.94			
TOTAL ASSETS	665,405.42	TOTAL LIABILITIES		665,405.42
	Current			VARIANCE
	Period Actual	YTD Actual	YTD Budget	(Over/Under)
TOTAL INCOME	29,416.67	267,820.15	264,750.00	3,070.15
EXPENSES:				
Building Maintenance	1,975.00	19,110.22	22,818.74	-3,708.52
Grounds Maintenance	7,087.73	83,343.52	77,235.02	6,108.50
Pool/Clubhouse Expense	3,072.87	17,237.16	17,250.02	-12.86
Utilities	1,973.46	19,628.15	17,399.98	2,228.17
Administration	5,011.02	48,891.01	44,798.78	4,092.23
Reserves	9,448.17	85,033.49	85,033.49	0.00
TOTAL EXPENSES	28,568.25	273,243.55	264,536.03	8,707.52
SURPLUS/(DEFICIT)	848.42	(5,423.40)	213.97	(5,637.37)

COMMENTS:

COMMENTS:	YTD Deficit		
Building Maintenance	Under Budget	-3,708.52	
Grounds Maintenance:	Over Budget	\$6,108.50	Due to the pond work, Pressure washing and Tree Trimming
Pool/Clubhouse Expense	Under Budget	-\$12.86	
Utilities:	Over Budget	\$2,228.17	
Management/Administrative:	Over budget	\$4,092.23	Due to Insurance