



Financial Summary

Trails West Homeowners Association, Inc. August 2024

ASSETS		LIABILITIES		
Pac West- Ckg- Primary	69,571.29	Accounts Payable		5,380.34
Pac West- Ckg- Reserve	608.14	Security Deposits		425.00
Pac West-MM- Reserve	258,591.53	Prepaid Assessments		20,599.85
Wells Fargo-Checking Operatin	964.78	Accrued Estimated Exp		3,143.34
Cambridge Investment- RSV	217,603.71	Net Investment		63,889.19
AR- Assessments	39,592.25	Prepaid Escrow		200.00
Due from Reserve	7,000.00			
Allowance for Doubtful Accts	(281.83)	Reserves		476,803.38
Receivable- TWLM	180.00	Operating Equity		73,783.37
Prepaid Assets	25,324.33	Deferred Quarterly Assessments		29,416.67
Property & Equipment	54,286.94			
Pacific Western- Escrow	200.00			
TOTAL ASSETS	673,641.14	TOTAL LIABILITIES		673,641.14
	Current			VARIANCE
	Period Actual	YTD Actual	YTD Budget	(Over/Under)
TOTAL INCOME	29,639.17	238,403.48	235,333.33	3,070.15
EXPENSES:				
Building Maintenance	1,975.00	17,135.22	20,283.31	-3,148.10
Grounds Maintenance	1,684.93	76,255.79	68,653.36	7,602.43
Pool/Clubhouse Expense	5,183.87	14,164.29	15,333.36	-1,169.07
Utilities	1,945.74	17,654.69	15,466.64	2,188.05
Administration	5,011.06	43,879.99	39,726.04	4,153.95
Reserves	9,448.17	75,585.32	75,585.32	0.00
TOTAL EXPENSES	25,248.77	244,675.30	235,048.03	9,627.26
SURPLUS/(DEFICIT)	4,390.40	(6,271.82)	285.30	(6,557.11)

COMMENTS:

COMMENTS:	YTD Deficit	
Building Maintenance	Under Budget	-3,148.10
Grounds Maintenance:	Over Budget	\$7,602.43
Pool/Clubhouse Expense	Under Budget	-\$1,169.07
Utilities:	Over Budget	\$2,188.05

Due to the pond work, Pressure washing and Tree Trimming



Management/Administrative.

Over budget

\$4,153.95 Due to Insurance

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