



# Financial Summary

## Trails West Homeowners Association, Inc. January 2025

| ASSETS                         |                          | LIABILITIES                  |                  |                          |
|--------------------------------|--------------------------|------------------------------|------------------|--------------------------|
| Enterprise BK/TR Ckg- Primary  | 57,529.29                | Accounts Payable             |                  | 2,926.35                 |
| Enterprise BK/TR- Ckg- Reserve | 608.14                   | Accrued Estimated Exp        |                  | 1,431.40                 |
| Enterprise BK/TR Escrow        | 200.00                   | Deferred Quarterly Assessmen |                  | 63,540.00                |
| Smartstreet BOC CKG-Operating  | 30,391.42                | Prepaid Assessments          |                  | 33,323.32                |
| Wells Fargo-ckg-Operating      | 964.78                   | Security Deposits            |                  | 425.00                   |
| Smartstreet BOC MM/ICS Rese    | 299,919.98               | Net Investment               |                  | 63,889.19                |
| Cambridge Investment- RSV      | 221,498.14               | Prepaid Escrow               |                  | 200.00                   |
| Accounts Receivable            | 55,138.30                | Equity                       |                  | 513,476.37               |
| Prepaid Assets                 | 16,568.00                | Reserves                     |                  | 57,893.36                |
| Property & Equipment           | 54,286.94                |                              |                  |                          |
|                                |                          |                              |                  |                          |
|                                |                          |                              |                  |                          |
| <b>TOTAL ASSETS</b>            | <b>737,104.99</b>        | <b>TOTAL LIABILITIES</b>     |                  | <b>737,104.99</b>        |
|                                | Current<br>Period Actual | YTD Actual                   | YTD Budget       | VARIANCE<br>(Over/Under) |
| <b>TOTAL INCOME</b>            | <b>32,419.02</b>         | <b>32,419.02</b>             | <b>31,770.00</b> | <b>649.02</b>            |
| <b>EXPENSES:</b>               |                          |                              |                  |                          |
| Building Maintenance           | 1,975.00                 | 1,975.00                     | 2,389.13         | -414.13                  |
| Grounds Maintenance            | 7,220.60                 | 7,220.60                     | 10,453.74        | -3,233.14                |
| Pool/Clubhouse Expense         | 2,436.74                 | 2,436.74                     | 1,841.74         | 595.00                   |
| Utilities                      | 2,016.63                 | 2,016.63                     | 2,016.63         | 0.00                     |
| Administrative                 | 6,684.24                 | 6,684.24                     | 5,582.89         | 1,101.35                 |
| Reserves                       | 9,448.13                 | 9,448.13                     | 9,448.13         | 0.00                     |
| <b>TOTAL EXPENSES</b>          | <b>29,781.34</b>         | <b>29,781.34</b>             | <b>31,732.26</b> | <b>(1,950.92)</b>        |
| <b>SURPLUS/(DEFICIT)</b>       | <b>2,637.68</b>          | <b>2,637.68</b>              | <b>37.74</b>     | <b>2,599.94</b>          |

### COMMENTS:

|                            |                    |                   |  |
|----------------------------|--------------------|-------------------|--|
| <b>COMMENTS:</b>           | <b>YTD Surplus</b> | <b>\$2,637.68</b> |  |
| Building Maintenance       | Under Budget       | -414.13           |  |
| Grounds Maintenance:       | Under Budget       | -3,233.14         | Due to the pond work, Pressure washing and Tree Trimming |
| Pool/Clubhouse Expense     | Over Budget        | \$595.00          |  |
| Utilities:                 | Over Budget        | \$0.00            |  |
| Management/Administrative: | Over Budget        | \$1,101.35        | Due to Insurance   |