



Financial Report Package

March 2025

Prepared for

Trail Creek Hollow

By

Pioneer West Property Management

Assets

Bank Accounts

10-1000-00	US Bank - Oper - 1081	\$10,024.29
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10-1015-00	US Bank - Res - 1099	34,418.52
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Total Bank Accounts:		<u>\$44,442.81</u>
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Accounts Receivable

14-1400-00	Accounts Receivable - Homeowner	790.00
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Total Accounts Receivable:		<u>\$790.00</u>
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Other Current Assets

16-1610-00	Prepaid Expenses	1,834.00
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16-1697-00	Due from Capital Reserve Fund	23,152.74
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Total Other Current Assets:		<u>\$24,986.74</u>
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Total Assets:		<u>\$70,219.55</u>
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Liabilities & Equity

Current Liabilities

20-2005-00	Prepaid Assessments	1,145.74
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20-2030-00	Income Tax Payable	30.00
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20-2095-00	Due to Operating Fund	23,152.74
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Total Current Liabilities:		<u>\$24,328.48</u>
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Equity

35-3510-00	Member 1 Draws	(16.00)
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35-3520-00	Member Equity - CR	8,630.50
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35-3550-00	Retained Earnings	37,103.94
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Total Equity:		<u>\$45,718.44</u>
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Net Income Gain / Loss	<u>172.63</u>	<u>\$172.63</u>
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Total Liabilities & Equity:		<u>\$70,219.55</u>
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Trail Creek Hollow
Operating
End Date: 03/31/2025

Description	Year-to-date			Annual Budget
	Actual	Budget	Variance	
Operating				
INCOME				
Income				
40-4000 Operating Dues	\$16,010.00	\$16,800.00	(\$790.00)	\$67,200.00
40-4070 Interest Income	1.46	-	1.46	-
TOTAL Income	\$16,011.46	\$16,800.00	(\$788.54)	\$67,200.00
TOTAL INCOME	\$16,011.46	\$16,800.00	(\$788.54)	\$67,200.00
EXPENSES				
Administrative Expense				
50-5000 Management Fee	972.00	912.00	(60.00)	3,648.00
50-5005 Accounting	-	249.99	249.99	1,000.00
50-5015 Office Supplies	-	125.01	125.01	500.00
50-5100 Management Fees - Project Mgmt	-	249.99	249.99	1,000.00
TOTAL Administrative Expense	\$972.00	\$1,536.99	\$564.99	\$6,148.00
Insurance & Taxes				
55-5500 Insurance Premiums	-	5,518.62	5,518.62	22,074.50
55-5515 Taxes	-	7.50	7.50	30.00
TOTAL Insurance & Taxes	\$-	\$5,526.12	\$5,526.12	\$22,104.50
Common Area Expenses				
60-6005 Chimney Cleaning	-	249.99	249.99	1,000.00
60-6015 Landscaping Contract	-	2,407.50	2,407.50	9,630.00
60-6045 Gutter Cleaning	850.00	174.99	(675.01)	700.00
60-6050 Snow Removal	13,400.25	1,625.01	(11,775.24)	6,500.00
60-6055 Window Cleaning	-	399.99	399.99	1,600.00
60-6070 Furnace Inspections	-	249.99	249.99	1,000.00
60-6080 Lighting	-	120.00	120.00	480.00
60-6090 Fire Alarm System	571.65	687.51	115.86	2,750.00
60-6130 Pest Control	-	500.01	500.01	2,000.00
60-6160 Weeding/ Edging Flower Bed	-	296.88	296.88	1,187.50
60-6165 Landscaping Others	-	750.00	750.00	3,000.00
60-6190 General Repairs & Maintenance	2,030.47	624.99	(1,405.48)	2,500.00
60-6195 Misc Common Area Expense	-	99.99	99.99	400.00
TOTAL Common Area Expenses	\$16,852.37	\$8,186.85	(\$8,665.52)	\$32,747.50
Utilities				
65-6510 Electricity	81.00	24.99	(56.01)	100.00
65-6530 Water & Sewer	96.24	650.01	553.77	2,600.00
65-6540 Irrigation Water	-	875.01	875.01	3,500.00
TOTAL Utilities	\$177.24	\$1,550.01	\$1,372.77	\$6,200.00
TOTAL EXPENSES	\$18,001.61	\$16,799.97	(\$1,201.64)	\$67,200.00
Operating NET INCREASE (DECREASE)	(\$1,990.15)	\$0.03	(\$1,990.18)	\$-

Trail Creek Hollow
Reserve
End Date: 03/31/2025

Description	Year-to-date			Annual Budget
	Actual	Budget	Variance	
Reserve				
INCOME				
Income				
40-4005 Capital Reserve Dues	\$2,160.00	\$2,160.00	\$-	\$8,640.00
40-4075 Interest Income - Res	2.78	-	2.78	-
TOTAL Income	\$2,162.78	\$2,160.00	\$2.78	\$8,640.00
TOTAL INCOME	\$2,162.78	\$2,160.00	\$2.78	\$8,640.00
EXPENSES				
Capital Expenses				
85-8550 Street Maintenance	-	1,074.99	1,074.99	4,300.00
85-8555 Tree Maintenance	-	750.00	750.00	3,000.00
TOTAL Capital Expenses	\$-	\$1,824.99	\$1,824.99	\$7,300.00
TOTAL EXPENSES	\$-	\$1,824.99	\$1,824.99	\$7,300.00
Reserve NET INCREASE (DECREASE)	\$2,162.78	\$335.01	\$1,827.77	\$1,340.00
NET INCREASE (DECREASE)	\$172.63	\$335.04	(\$162.41)	\$1,340.00



Homeowner Aging Report Excluding Prepaid

Trail Creek Hollow

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
TCH2426 - Jay Graham Owner 300 Centennial Ln Unit #B	Last Payment: \$790.00 on 03/17/2025				

Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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TCH53440 - Richard Seigel & Terry Seigel Owner 100 Centennial Ln Unit #A	Last Payment: \$790.00 on 03/09/2025				
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Total:	\$790.00	\$0.00	\$0.00	\$0.00	\$790.00
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Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Trail Creek Hollow	\$790.00	\$0.00	\$0.00	\$0.00	\$790.00

Description	Total
Capital Dues 2025	\$180.00
Operating Dues 2024	(\$90.00)
Operating Dues 2025	\$700.00
AR Total:	\$790.00

Account No:	Homeowner Name	Address	Balance
TCH5308	Carlos Cordeiro cc@carloscordeiro.com	400 Centennial Ln Unit #A Ketchum, ID 83340	(\$1,145.74)
		Trail Creek Hollow Total	1 (\$1,145.74)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
02/20/2025		Pioneer West (Do Not Use - Mgmt Module)		0	(\$324.00)
02/27/2025		Stop Payment CK# 5113	1080 - Move or Return Payment	0	(\$790.00)
03/24/2025		Idaho Proscapes		100034	(\$4,602.75)
03/28/2025		Pioneer West (Do Not Use - Mgmt Module)		0	(\$324.00)
Total Uncleared					(\$6,040.75)

US Bank - Oper - 1081 Summary

Ending Account Balance:	\$ 10,024.29
Uncleared Items:	(\$6,040.75)
Adjusted Balance:	\$ 16,065.04
Bank Ending Balance:	\$ 16,065.04
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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US Bank - Res - 1099 Summary

Ending Account Balance:	\$ 34,418.52
Uncleared Items:	\$-
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Adjusted Balance:	\$ 34,418.52
Bank Ending Balance:	\$ 34,418.52
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Difference:	\$-

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: