



Financial Summary

Trails West Homeowners Association, Inc.

Community Association Manager: Christopher Ersson Office: (386) 423-7796 Ext. 54007 E-mail: cersson@sentrymgt.com

Month Code: 01 Year Code: 20

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES	
Union Bank - Checking	\$ 96,533.66	Account Payable	\$ 3,156.75
Wells Fargo - Checking	\$ 3,771.58	Deferred Quarterly Assessment	\$ 42,360.00
Union Bank - Reserves	\$ 34,803.39	Security Deposits	\$ 425.00
Cambridge Investments - Reserves	\$ 378,821.48	Prepaid Assessments	\$ 27,438.45
Petty Cash - Tom Rose	\$ 100.00	Net Investment	\$ 63,889.19
Assessments	\$ 45,895.72	Reserves	\$ 407,840.58
Allowance for Doubtful Accounts	\$ (774.94)	Cambridge Investments Gain/Loss	\$ 5,784.29
Receivable - TWLM LLC	\$ 180.00		
Prepaid Assets	\$ 12,885.65	Prior Year Surplus	\$ 69,485.52
Property & Equipment	\$ 54,286.94	Current Year Surplus	\$ 6,123.70
TOTAL	\$ 626,503.48	TOTAL	\$ 626,503.48

COMMENTS:
 FYE 2019 we were under budget !!!
 2020 starts off with a surplus of \$69,485

Building Maintenance:
 FYE under budget

Grounds Maintenance:
 FYE under budget

Pool:
 FYE Under budget

Utilities:
 FYE Under budget

Administrative:
 FYE under budget

Closings:
 345 Sandy Bluff Trail - MACSWAIN

REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
INCOME	\$ 21,017.33	\$ 21,017.33	\$ 20,522.59	\$ 494.74	\$ 246,269.00
EXPENSES					
Building Maintenance	\$ 394.97	\$ 394.97	\$ 1,000.00	\$ (605.03)	\$ 12,000.00
Grounds Maintenance	\$ 4,060.07	\$ 4,060.07	\$ 6,794.31	\$ (2,734.24)	\$ 81,531.00
Pool	\$ 572.87	\$ 572.87	\$ 1,233.26	\$ (660.39)	\$ 14,800.00
Utilities	\$ 1,647.34	\$ 1,647.34	\$ 2,499.83	\$ (852.49)	\$ 29,998.00
Administrative	\$ 5,301.75	\$ 5,301.75	\$ 6,078.56	\$ (776.81)	\$ 72,940.00
Reserves	\$ 2,916.63	\$ 2,916.63	\$ 2,916.63	\$ -	\$ 35,000.00
TOTAL EXPENSES	\$ 14,893.63	\$ 14,893.63	\$ 20,522.59	\$ (5,628.96)	\$ 246,269.00
NET SURPLUS (DEFICIT)	\$ 6,123.70	\$ 6,123.70	\$ -	\$ 6,123.70	\$ -