



Financial Summary

Trails West Homeowners Association, Inc.

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Month Code: 02 Year Code: 20

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES	
Union Bank - Checking	\$ 89,530.61	Account Payable	\$ 17,274.72
Wells Fargo - Checking	\$ 3,771.58	Deferred Quarterly Assessment	\$ 21,180.00
Union Bank - Reserves	\$ 30,362.12	Security Deposits	\$ 425.00
Cambridge Investments - Reserves	\$ 377,475.95	Prepaid Assessments	\$ 30,915.39
Petty Cash - Tom Rose	\$ 100.00	Net Investment	\$ 63,889.19
Assessments	\$ 38,268.06	Reserves	\$ 403,553.50
Allowance for Doubtful Accounts	\$ (1,483.28)	Cambridge Investments Gain/Loss	\$ 4,284.57
Receivable - TWLM LLC	\$ 180.00		
Prepaid Assets	\$ 13,014.30	Prior Year Surplus	\$ 69,485.52
Property & Equipment	\$ 54,286.94	Current Year Surplus	\$ (5,501.61)
TOTAL	\$ 605,506.28	TOTAL	\$ 605,506.28

<u>COMMENTS:</u> 2020 starts off with a surplus of \$69,485
<u>Building Maintenance:</u> FYE under budget
<u>Grounds Maintenance:</u> FY over budget due to tree trimming
<u>Pool:</u> FY Under budget
<u>Utilities:</u> FY Under budget
<u>Administrative:</u> FY over budget - legal expenses
<u>Closings:</u> 14 Autumnwood Trail - McKenna 234 Crooked Tree Trail - Stamper Trust 218 Crooked Tree Trail - Dillard 140 Silver Bow Trail - Mottier 3310 Buffalo Trail - Dittmore/Vailla

REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Current Month	YTD Actual	YTD Budget	YTD Variance (-)	2019
INCOME	\$ 20,485.86	\$ 41,503.19	\$ 41,045.08	\$ 458.11	\$ 246,269.00
EXPENSES					
Building Maintenance	\$ 1,031.96	\$ 1,426.93	\$ 2,000.00	\$ (573.07)	\$ 12,000.00
Grounds Maintenance	\$ 17,405.34	\$ 21,465.41	\$ 13,588.56	\$ 7,876.85	\$ 81,531.00
Pool	\$ 572.87	\$ 1,145.74	\$ 2,466.60	\$ (1,320.86)	\$ 14,800.00
Utilities	\$ 2,075.71	\$ 3,723.05	\$ 4,999.69	\$ (1,276.64)	\$ 29,998.00
Administrative	\$ 8,108.62	\$ 13,410.37	\$ 12,156.93	\$ 1,253.44	\$ 72,940.00
Reserves	\$ 2,916.63	\$ 5,833.30	\$ 5,833.30	\$ -	\$ 35,000.00
TOTAL EXPENSES	\$ 32,111.13	\$ 47,004.80	\$ 41,045.08	\$ 5,959.72	\$ 246,269.00
NET SURPLUS (DEFICIT)	\$ (11,625.27)	\$ (5,501.61)	\$ -	\$ (5,501.61)	\$ -