



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES		COMMENTS:
Operating	\$ 71,265.94	Liabilities	\$ 137,147.19	<u>Income:</u> Over budget \$936.37 <u>Expenses:</u> Under budget \$5725.26 <u>Building Maintenance:</u> Over budget \$1,624.88 <u>Grounds Maintenance:</u> Under budget \$39.37 <u>Pool:</u> Under budget \$358.37 <u>Utilities:</u> Under budget \$1192.76 <u>Administrative:</u> Under budget \$2916.63 <u>CLOSINGS:</u> No closings reported in January
Reserves	\$ 370,196.36	Restricted Equity	\$ 370,196.36	
Petty Cash-Tom Rose	\$ 100.00	Operating Equity	\$ 55,934.23	
Assessments	\$ 55,013.29		\$ -	
Allowance for doubtful accounts	\$ -		\$ -	
Receivable-TWLM LLC	\$ -		\$ -	
Prepaid Assets (Ins/Land Lots)	\$ 12,415.25		\$ -	
Property & Equipment	\$ 54,286.94		\$ -	
TOTAL	\$ 563,277.78	TOTAL	\$ 563,277.78	

REVENUE & EXPENSE BUDGET COMPARISON REPORT

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
INCOME	\$ 21,408.00	\$ 21,408.00	\$ 20,471.63	\$ 936.37	\$ 245,660.00
EXPENSES					
Building Maintenance	\$ 2,208.25	\$ 2,208.25	\$ 583.37	\$ 1,624.88	\$ 7,000.00
Grounds Maintenance	\$ 6,469.11	\$ 6,469.11	\$ 6,508.48	\$ (39.37)	\$ 78,100.00
Pool	\$ 850.00	\$ 850.00	\$ 1,208.37	\$ (358.37)	\$ 14,500.00
Utilities	\$ 973.87	\$ 973.87	\$ 2,166.63	\$ (1,192.76)	\$ 26,000.00
Administrative	\$ 4,245.36	\$ 4,245.36	\$ 7,088.37	\$ (2,843.01)	\$ 85,060.00
Reserves	\$ -	\$ -	\$ 2,916.63	\$ (2,916.63)	\$ 35,000.00
TOTAL EXPENSES	\$ 14,746.59	\$ 14,746.59	\$ 20,471.85	\$ (5,725.26)	\$ 245,660.00
NET SURPLUS (DEFICIT)	\$ 6,661.41	\$ 6,661.41	\$ (0.22)	\$ 6,661.63	\$ -