



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

**ASSOCIATION BALANCE SHEET**

ASSETS		LIABILITIES		COMMENTS:
Operating	\$ 85,261.36	Liabilities	\$ 139,393.62	<b>Income:</b> Over budget \$307.67  <b>Expenses:</b> Under budget \$4053.53  <b>Building Maintenance:</b> Over budget \$1,233.40  <b>Grounds Maintenance:</b> Under budget \$2560.98  <b>Pool:</b> Under budget \$236.70  <b>Utilities:</b> Over budget \$1001.50  <b>Administrative:</b> Under budget \$3490.75  <b>CLOSINGS:</b> 226 Crooked Tree Trail - Raymond and Catherine Farley
Reserves	\$ 370,882.78	Restricted Equity	\$ 374,474.50	
Petty Cash-Tom Rose	\$ -	Unrealized gain/loss (Cambridge)	\$ 2,241.58	
Assessments	\$ 42,300.59	Operating Equity	\$ 53,633.82	
Allowance for doubtful accounts	\$ (1,416.70)		\$ -	
Receivable-TWLM LLC	\$ 180.00		\$ -	
Due from Operating to Reserve	\$ 5,833.30		\$ -	
Prepaid Assets (Ins/Land Lots)	\$ 12,415.25		\$ -	
Property & Equipment	\$ 54,286.94		\$ -	
<b>TOTAL</b>	<b>\$ 569,743.52</b>	<b>TOTAL</b>	<b>\$ 569,743.52</b>	

**REVENUE & EXPENSE BUDGET COMPARISON REPORT**

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
<b>INCOME</b>	\$ 19,842.97	\$ 41,250.97	\$ 40,943.30	\$ 307.67	\$ 245,660.00
<b>EXPENSES</b>					
Building Maintenance	\$ 191.85	\$ 2,400.10	\$ 1,166.70	\$ 1,233.40	\$ 7,000.00
Grounds Maintenance	\$ 3,986.71	\$ 10,455.82	\$ 13,016.80	\$ (2,560.98)	\$ 78,100.00
Pool	\$ 1,330.00	\$ 2,180.00	\$ 2,416.70	\$ (236.70)	\$ 14,500.00
Utilities	\$ 4,360.93	\$ 5,334.80	\$ 4,333.30	\$ 1,001.50	\$ 26,000.00
Administrative	\$ 6,440.59	\$ 10,685.95	\$ 14,176.70	\$ (3,490.75)	\$ 85,060.00
Reserves	\$ 5,833.30	\$ 5,833.30	\$ 5,833.30	\$ -	\$ 35,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 22,143.38</b>	<b>\$ 36,889.97</b>	<b>\$ 40,943.50</b>	<b>\$ (4,053.53)</b>	<b>\$ 245,660.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ (2,300.41)</b>	<b>\$ 4,361.00</b>	<b>\$ (0.20)</b>	<b>\$ 4,361.20</b>	<b>\$ -</b>