



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

ASSOCIATION BALANCE SHEET

| ASSETS | | LIABILITIES | | COMMENTS: |
|---------------------------------|----------------------|----------------------------------|----------------------|---|
| Operating | \$ 75,726.61 | Liabilities | \$ 127,772.32 | Income: Over budget \$307.67 Expenses: Under budget \$1942.07 Building Maintenance: Over budget \$2894.26 Grounds Maintenance: Under budget \$4574.45 Pool: Under budget \$239.83 Utilities: Over budget \$470.58 Administrative: Under budget \$492.63 CLOSINGS: 222 Crooked Tree Trail Navy Federal Credit Union 777 Old Treeline Trail Geoffrey Birnie |
| Reserves | \$ 372,436.40 | Restricted Equity | \$ 378,439.94 | |
| Petty Cash-Tom Rose | \$ 100.00 | Unrealized gain/loss (Cambridge) | \$ 2,746.43 | |
| Assessments | \$ 38,820.59 | Operating Equity | \$ 51,522.38 | |
| Allowance for doubtful accounts | \$ (2,125.03) | | \$ - | |
| Receivable-TWLM LLC | \$ 180.00 | | \$ - | |
| Due from Operating to Reserve | \$ 8,749.97 | | \$ - | |
| Prepaid Assets (Ins/Land Lots) | \$ 12,305.59 | | \$ - | |
| Property & Equipment | \$ 54,286.94 | | \$ - | |
| TOTAL | \$ 560,481.07 | TOTAL | \$ 560,481.07 | |

REVENUE & EXPENSE BUDGET COMPARISON REPORT

| | Actual | YTD Actual | YTD Budget | YTD Variance (-) | 2019 |
|------------------------------|----------------------|---------------------|---------------------|----------------------|----------------------|
| INCOME | \$ 20,471.67 | \$ 61,722.64 | \$ 61,414.97 | \$ 307.67 | \$ 245,660.00 |
| EXPENSES | | | | | |
| Building Maintenance | \$ 2,244.19 | \$ 4,644.29 | \$ 1,750.03 | \$ 2,894.26 | \$ 7,000.00 |
| Grounds Maintenance | \$ 4,494.85 | \$ 14,950.67 | \$ 19,525.12 | \$ (4,574.45) | \$ 78,100.00 |
| Pool | \$ 1,205.20 | \$ 3,385.20 | \$ 3,625.03 | \$ (239.83) | \$ 14,500.00 |
| Utilities | \$ 1,635.75 | \$ 6,970.55 | \$ 6,499.97 | \$ 470.58 | \$ 26,000.00 |
| Administrative | \$ 10,086.45 | \$ 20,772.40 | \$ 21,265.03 | \$ (492.63) | \$ 85,060.00 |
| Reserves | \$ 2,916.67 | \$ 8,749.97 | \$ 8,749.97 | \$ - | \$ 35,000.00 |
| TOTAL EXPENSES | \$ 22,583.11 | \$ 59,473.08 | \$ 61,415.15 | \$ (1,942.07) | \$ 245,660.00 |
| NET SURPLUS (DEFICIT) | \$ (2,111.44) | \$ 2,249.56 | \$ (0.18) | \$ 2,249.74 | \$ - |