



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

**ASSOCIATION BALANCE SHEET**

ASSETS		LIABILITIES		COMMENTS:
Operating	\$ 92,376.47	Liabilities	\$ 153,328.13	<b>Income:</b> Over budget \$307.67  <b>Expenses:</b> Under budget \$3512.86  <b>Building Maintenance:</b> Over budget \$4034.32  <b>Grounds Maintenance:</b> Under budget \$4115.77  <b>Pool:</b> Under budget \$317.07  <b>Utilities:</b> Over budget \$85.43  <b>Administrative:</b> Under budget \$3199.77  <b>CLOSINGS:</b> 40 Meadowood Trail Keith Campbell
Reserves	\$ 373,281.91	Restricted Equity	\$ 381,702.17	
Petty Cash-Tom Rose	\$ 100.00	Unrealized gain/loss (Cambridge)	\$ 3,246.38	
Assessments	\$ 50,857.39	Operating Equity	\$ 53,093.19	
Allowance for doubtful accounts	\$ (2,833.36)		\$ -	
Receivable-TWLM LLC	\$ 180.00		\$ -	
Due from Operating to Reserve	\$ 11,666.64		\$ -	
Prepaid Assets (Ins/Land Lots)	\$ 11,453.88		\$ -	
Property & Equipment	\$ 54,286.94		\$ -	
<b>TOTAL</b>	<b>\$ 591,369.87</b>	<b>TOTAL</b>	<b>\$ 591,369.87</b>	

**REVENUE & EXPENSE BUDGET COMPARISON REPORT**

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
<b>INCOME</b>	\$ 20,471.67	\$ 82,194.31	\$ 81,886.64	\$ 307.67	\$ 245,660.00
<b>EXPENSES</b>					
Building Maintenance	\$ 1,723.39	\$ 6,367.68	\$ 2,333.36	\$ 4,034.32	\$ 7,000.00
Grounds Maintenance	\$ 6,967.00	\$ 21,917.67	\$ 26,033.44	\$ (4,115.77)	\$ 78,100.00
Pool	\$ 1,131.09	\$ 4,516.29	\$ 4,833.36	\$ (317.07)	\$ 14,500.00
Utilities	\$ 1,781.52	\$ 8,752.07	\$ 8,666.64	\$ 85.43	\$ 26,000.00
Administrative	\$ 4,381.19	\$ 25,153.59	\$ 28,353.36	\$ (3,199.77)	\$ 85,060.00
Reserves	\$ 2,916.67	\$ 11,666.64	\$ 11,666.64	\$ -	\$ 35,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 18,900.86</b>	<b>\$ 78,373.94</b>	<b>\$ 81,886.80</b>	<b>\$ (3,512.86)</b>	<b>\$ 245,660.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 1,570.81</b>	<b>\$ 3,820.37</b>	<b>\$ (0.16)</b>	<b>\$ 3,820.53</b>	<b>\$ -</b>