



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES		COMMENTS:	
Operating	\$ 74,088.34	Liabilities	\$ 136,900.24	Income:	
Reserves	\$ 373,210.53	Restricted Equity - Reserves	\$ 384,973.21	Over budget \$407.67	
Petty Cash-Tom Rose	\$ 100.00	Unrealized gain/loss (Cambridge)	\$ 2,820.63	Expenses:	
Assessments	\$ 48,236.89	Operating Equity	\$ 49,577.21	Over budget \$103.14	
Allowance for doubtful accounts	\$ (3,541.69)		\$ -	Building Maintenance:	
Receivable-TWLM LLC	\$ 180.00		\$ -	Over budget \$4,138.31	
Due from Operating to Reserve	\$ 14,583.31		\$ -	Grounds Maintenance:	
Prepaid Assets (Ins/Land Lots)	\$ 13,126.97		\$ -	Under budget \$1,733.39	
Property & Equipment	\$ 54,286.94		\$ -	Pool:	
TOTAL	\$ 574,271.29	TOTAL	\$ 574,271.29	Over budget \$3,385.25	
REVENUE & EXPENSE BUDGET COMPARISON REPORT					
	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
INCOME	\$ 20,571.67	\$ 102,765.98	\$ 102,358.31	\$ 407.67	\$ 245,660.00
EXPENSES					
Building Maintenance	\$ 732.32	\$ 7,100.00	\$ 2,916.69	\$ 4,183.31	\$ 7,000.00
Grounds Maintenance	\$ 8,890.70	\$ 30,808.37	\$ 32,541.76	\$ (1,733.39)	\$ 78,100.00
Pool	\$ 4,910.65	\$ 9,426.94	\$ 6,041.69	\$ 3,385.25	\$ 14,500.00
Utilities	\$ 1,914.90	\$ 10,666.97	\$ 10,833.31	\$ (166.34)	\$ 26,000.00
Administrative	\$ 4,722.41	\$ 29,876.00	\$ 35,441.69	\$ (5,565.69)	\$ 85,060.00
Reserves	\$ 2,916.67	\$ 14,583.31	\$ 14,583.31	\$ -	\$ 35,000.00
TOTAL EXPENSES	\$ 24,087.65	\$ 102,461.59	\$ 102,358.45	\$ 103.14	\$ 245,660.00
NET SURPLUS (DEFICIT)	\$ (3,515.98)	\$ 304.39	\$ (0.14)	\$ 304.53	\$ -

COMMENTS:

Income:
Over budget \$407.67

Expenses:
Over budget \$103.14

Building Maintenance:
Over budget \$4,138.31

Grounds Maintenance:
Under budget \$1,733.39

Pool:
Over budget \$3,385.25

Utilities:
Under budget \$166.34

Administrative:
Under budget \$5,565.69

CLOSINGS:
110 Fallen Timber Trail
Nancy & Glenn Henschel