



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES		COMMENTS:	
Operating	\$ 43,535.59	Liabilities	\$ 103,886.45	Income:	
Reserves	\$ 390,711.19	Restricted Equity - Reserves	\$ 387,890.56	Over budget \$407.67	
Petty Cash-Tom Rose	\$ 100.00	Unrealized gain/loss (Cambridge)	\$ 2,820.63	Expenses:	
Assessments	\$ 46,432.09	Operating Equity	\$ 55,425.25	Under budget \$5,744.88	
Allowance for doubtful accounts	\$ (4,250.02)		\$ -	Building Maintenance:	
Receivable-TWLM LLC	\$ 180.00		\$ -	Over budget \$3,599.98	
Due from Operating to Reserve	\$ -		\$ -	Grounds Maintenance:	
Prepaid Assets (Ins/Land Lots)	\$ 19,027.10		\$ -	Under budget \$2,529.59	
Property & Equipment	\$ 54,286.94		\$ -	Pool:	
TOTAL	\$ 550,022.89	TOTAL	\$ 550,022.89	Over budget \$3141.92	
REVENUE & EXPENSE BUDGET COMPARISON REPORT					
	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
INCOME	\$ 20,471.67	\$ 123,237.65	\$ 122,829.98	\$ 407.67	\$ 245,660.00
EXPENSES					
Building Maintenance	\$ -	\$ 7,100.00	\$ 3,500.02	\$ 3,599.98	\$ 7,000.00
Grounds Maintenance	\$ 5,712.12	\$ 36,520.49	\$ 39,050.08	\$ (2,529.59)	\$ 78,100.00
Pool	\$ 965.00	\$ 10,391.94	\$ 7,250.02	\$ 3,141.92	\$ 14,500.00
Utilities	\$ 1,900.77	\$ 12,567.74	\$ 12,999.98	\$ (432.24)	\$ 26,000.00
Administrative	\$ 3,129.07	\$ 33,005.07	\$ 42,530.02	\$ (9,524.95)	\$ 85,060.00
Reserves	\$ 2,916.67	\$ 17,499.98	\$ 17,499.98	\$ -	\$ 35,000.00
TOTAL EXPENSES	\$ 14,623.63	\$ 117,085.22	\$ 122,830.10	\$ (5,744.88)	\$ 245,660.00
NET SURPLUS (DEFICIT)	\$ 5,848.04	\$ 6,152.43	\$ (0.12)	\$ 6,152.55	\$ -

Income:
Over budget \$407.67

Expenses:
Under budget \$5,744.88

Building Maintenance:
Over budget \$3,599.98

Grounds Maintenance:
Under budget \$2,529.59

Pool:
Over budget \$3141.92

Utilities:
Under budget \$432.24

Administrative:
Under budget \$9524.95

CLOSINGS:
245 Shady Brach Trail
David & Tanya Rodriguez

NOTES:
Over budget in 6201 due to two invoices from Larry Blackwelder for tree & landscaping service. And, reimbursement for Krystle Ferguson (payment due at time of service) for tree removal that had been dumped in common areas.