



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

**ASSOCIATION BALANCE SHEET**

ASSETS		LIABILITIES		COMMENTS:
Operating	\$ 56,860.69	Liabilities	\$ 130,385.69	
Reserves	\$ 395,223.55	Restricted Equity - Reserves	\$ 391,145.86	<b>Expenses:</b> Under budget \$4550.64
Petty Cash-Tom Rose	\$ 100.00	Unrealized gain/loss (Cambridge)	\$ 4,077.69	<b>Building Maintenance:</b> Over budget \$4635.47
Assessments	\$ 60,016.73	Operating Equity	\$ 54,281.03	<b>Grounds Maintenance:</b> Under budget \$4328.61
Allowance for doubtful accounts	\$ (4,958.35)		\$ -	<b>Pool:</b> Under budget \$661.21
Receivable-TWLM LLC	\$ 180.00		\$ -	<b>Utilities:</b> Under budget \$661.21
Due from Operating to Reserve	\$ -		\$ -	<b>Administrative:</b> Under budget \$8971.46
Prepaid Assets (Ins/Land Lots)	\$ 18,180.71		\$ -	<b>CLOSINGS:</b> 204 Crooked Tree Trail Joseph & Lisa Palumbo
Property & Equipment	\$ 54,286.94		\$ -	68 Elmwood Trail Vanessa Moll & Harley Bolton
<b>TOTAL</b>	<b>\$ 579,890.27</b>	<b>TOTAL</b>	<b>\$ 579,890.27</b>	685 Old Treeline Trail Elizabeth Skomp & Martin Blackwell

**REVENUE & EXPENSE BUDGET COMPARISON REPORT**

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019	
<b>INCOME</b>	\$ 20,521.67	\$ 143,759.32	\$ 143,301.65	\$ 457.67	\$ 245,660.00	230 Sandy Bluff Trail Patricia Sharp
<b>EXPENSES</b>						6045 & 6340 Over budget due to Security Pro and final payment for bridge work.
Building Maintenance	\$ 1,618.82	\$ 8,718.82	\$ 4,083.35	\$ 4,635.47	\$ 7,000.00	
Grounds Maintenance	\$ 4,709.30	\$ 41,229.79	\$ 45,558.40	\$ (4,328.61)	\$ 78,100.00	
Pool	\$ 1,519.16	\$ 11,911.10	\$ 8,458.35	\$ 3,452.75	\$ 14,500.00	
Utilities	\$ 3,260.12	\$ 15,827.86	\$ 15,166.65	\$ 661.21	\$ 26,000.00	
Administrative	\$ 7,641.82	\$ 40,646.89	\$ 49,618.35	\$ (8,971.46)	\$ 85,060.00	
Reserves	\$ 2,916.67	\$ 20,416.65	\$ 20,416.65	\$ -	\$ 35,000.00	
<b>TOTAL EXPENSES</b>	<b>\$ 21,665.89</b>	<b>\$ 138,751.11</b>	<b>\$ 143,301.75</b>	<b>\$ (4,550.64)</b>	<b>\$ 245,660.00</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ (1,144.22)</b>	<b>\$ 5,008.21</b>	<b>\$ (0.10)</b>	<b>\$ (5,008.31)</b>	<b>\$ -</b>	