



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

**ASSOCIATION BALANCE SHEET**

ASSETS		LIABILITIES		COMMENTS:	
Operating	\$ 45,268.85	Liabilities	\$ 107,627.39	<b>Income:</b>	
Reserves	\$ 398,712.29	Restricted Equity - Reserves	\$ 394,407.68	Over budget \$682.67	
Petty Cash-Tom Rose	\$ 100.00	Unrealized gain/loss (Cambridge)	\$ 4,304.61	<b>Expenses:</b>	
Assessments	\$ 56,866.09	Operating Equity	\$ 60,770.19	Under budget \$10,814.78	
Allowance for doubtful accounts	\$ (5,666.68)		\$ -	<b>Building Maintenance:</b>	
Receivable-TWLM LLC	\$ 180.00		\$ -	Over budget \$3733.21	
Due from Operating to Reserve	\$ -		\$ -	<b>Grounds Maintenance:</b>	
Prepaid Assets (Ins/Land Lots)	\$ 17,362.38		\$ -	Under budget \$5290.69	
Property & Equipment	\$ 54,286.94		\$ -	<b>Pool:</b>	
<b>TOTAL</b>	<b>\$ 567,109.87</b>	<b>TOTAL</b>	<b>\$ 567,109.87</b>	Under budget \$3269.42	

  

<b>REVENUE &amp; EXPENSE BUDGET COMPARISON REPORT</b>						
	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019	
<b>INCOME</b>	\$ 20,696.67	\$ 164,455.99	\$ 163,773.32	\$ 682.67	\$ 245,660.00	<b>Utilities:</b>
						Under budget \$165.85
<b>EXPENSES</b>						<b>Administrative:</b>
Building Maintenance	\$ (318.93)	\$ 8,399.89	\$ 4,666.68	\$ 3,733.21	\$ 7,000.00	Under budget \$12692.57
Grounds Maintenance	\$ 5,546.24	\$ 46,776.03	\$ 52,066.72	\$ (5,290.69)	\$ 78,100.00	<b>CLOSINGS:</b>
Pool	\$ 1,025.00	\$ 12,936.10	\$ 9,666.68	\$ 3,269.42	\$ 14,500.00	49 Wildwood Trail
Utilities	\$ 1,671.31	\$ 17,499.17	\$ 17,333.32	\$ 165.85	\$ 26,000.00	Varmint Miranda & Virtor Luz
Administrative	\$ 3,367.22	\$ 44,014.11	\$ 56,706.68	\$ (12,692.57)	\$ 85,060.00	401 Secluded Oaks Trail
Reserves	\$ 2,916.67	\$ 23,333.32	\$ 23,333.32	\$ -	\$ 35,000.00	Aaron Jon & Friedrich Warner
<b>TOTAL EXPENSES</b>	<b>\$ 14,207.51</b>	<b>\$ 152,958.62</b>	<b>\$ 163,773.40</b>	<b>\$ (10,814.78)</b>	<b>\$ 245,660.00</b>	6010 Over budget due to Foot Bridge repair
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 6,489.16</b>	<b>\$ 11,497.37</b>	<b>\$ (0.08)</b>	<b>\$ (11,497.45)</b>	<b>\$ -</b>	6120 Over budget due to Central Pumps
						6320 Over budget due to storm pipe cleaning invoice