



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

**ASSOCIATION BALANCE SHEET**

ASSETS		LIABILITIES		COMMENTS:
Operating	\$ 39,082.37	Liabilities	\$ 94,425.88	
Reserves	\$ 403,310.17	Restricted Equity	\$ 397,908.26	
Petty Cash-Tom Rose	\$ 100.00	Operating Equity	\$ 64,129.56	
Assessments	\$ 54,886.09	Operating Equity - Reserves	\$ 5,401.91	
Allowance for doubtful accounts	\$ (6,375.01)		\$ -	
Receivable-TWLM LLC	\$ 180.00		\$ -	
Insurance	\$ 6,792.80		\$ -	
Land Lots	\$ 9,602.25		\$ -	
Property & Equipment	\$ 54,286.94		\$ -	
<b>TOTAL</b>	<b>\$ 561,865.61</b>	<b>TOTAL</b>	<b>\$ 561,865.61</b>	

**REVENUE & EXPENSE BUDGET COMPARISON REPORT**

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
<b>INCOME</b>	\$ 20,471.67	\$ 184,927.66	\$ 184,244.99	\$ 682.67	\$ 245,660.00
<b>EXPENSES</b>					
Building Maintenance	\$ 144.43	\$ 8,544.32	\$ 5,250.01	\$ 3,294.31	\$ 7,000.00
Grounds Maintenance	\$ 5,414.00	\$ 52,190.03	\$ 58,575.04	\$ (6,385.01)	\$ 78,100.00
Pool	\$ 845.00	\$ 13,781.10	\$ 10,875.01	\$ 2,906.09	\$ 14,500.00
Utilities	\$ 1,906.86	\$ 19,406.03	\$ 19,499.99	\$ (93.96)	\$ 26,000.00
Administrative	\$ 5,885.34	\$ 49,899.45	\$ 63,795.01	\$ (13,895.56)	\$ 85,060.00
Reserves	\$ 2,916.67	\$ 26,249.99	\$ 26,249.99	\$ -	\$ 35,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 17,112.30</b>	<b>\$ 170,070.92</b>	<b>\$ 184,245.05</b>	<b>\$ (14,174.13)</b>	<b>\$ 245,660.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 3,359.37</b>	<b>\$ 14,856.74</b>	<b>\$ (0.06)</b>	<b>\$ 14,856.80</b>	<b>\$ -</b>