



Trails West Homeowners Association, Inc.

Community Association Manager: Krystle Ferguson

ASSOCIATION BALANCE SHEET

ASSETS		LIABILITIES		COMMENTS:	
Operating	\$ 55,497.09	Liabilities	\$ 122,742.16	Income:	
Reserves	\$ 406,757.55	Restricted Equity - Reserves	\$ 401,072.02	Over budget \$1,350.40	
Petty Cash-Tom Rose	\$ 100.00	Unrealized gain/loss (Cambridge)	\$ 5,685.53	Expenses:	
Assessments	\$ 64,956.96	Operating Equity	\$ 60,803.17	Under budget \$10,179.99	
Allowance for doubtful accounts	\$ (7,083.34)		\$ -	Building Maintenance:	
Receivable-TWLM LLC	\$ 180.00		\$ -	Over budget \$5,106.15	
Due from Operating to Reserve	\$ -		\$ -	Grounds Maintenance:	
Prepaid Assets (Ins/Land Lots)	\$ 15,607.68		\$ -	Under budget \$1,553.57	
Property & Equipment	\$ 54,286.94		\$ -	Pool:	
TOTAL	\$ 590,302.88	TOTAL	\$ 590,302.88	Under budget \$1,722.76	

REVENUE & EXPENSE BUDGET COMPARISON REPORT						
	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019	
INCOME	\$ 21,139.40	\$ 206,067.06	\$ 204,716.66	\$ 1,350.40	\$ 245,660.00	Utilities:
EXPENSES						Under budget \$646.12
Building Maintenance	\$ 22,395.17	\$ 10,939.49	\$ 5,833.34	\$ 5,106.15	\$ 7,000.00	Administrative:
Grounds Maintenance	\$ 11,339.76	\$ 63,529.79	\$ 65,083.36	\$ (1,553.57)	\$ 78,100.00	Under budget \$14,809.21
Pool	\$ 25.00	\$ 13,806.10	\$ 12,083.34	\$ 1,722.76	\$ 14,500.00	CLOSINGS:
Utilities	\$ 1,637.23	\$ 21,020.54	\$ 21,666.66	\$ (646.12)	\$ 26,000.00	425 Phillips Blvd, FBC Mortgage LLC
Administrative	\$ 6,174.68	\$ 56,074.13	\$ 70,883.34	\$ (14,809.21)	\$ 85,060.00	807 Shady Branch Trail, Mary Szabo
Reserves	\$ 2,916.67	\$ 29,166.66	\$ 29,166.66	\$ -	\$ 35,000.00	296 Crooked Tree Trail, Beth Ann Lucas
TOTAL EXPENSES	\$ 24,488.51	\$ 194,536.71	\$ 204,716.70	\$ (10,179.99)	\$ 245,660.00	238 Crooked Tree Trail, Deland13 LLC
NET SURPLUS (DEFICIT)	\$ (3,349.11)	\$ 11,530.35	\$ (0.04)	\$ (11,530.39)	\$ -	2150 E German Road, Ste. 1, Chandler AZ, Offerpad, LLC
						165 Lone Tree Trail, Christina Warren
						115 Fallen Timber Trail, Theresa & Charles