



**Financial Summary**

**Trails West Homeowners Association, Inc.**

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Month Code: 12 Year Code: 19

**ASSOCIATION BALANCE SHEET**

ASSETS		LIABILITIES		COMMENTS:
Union Bank - Checking	\$ 64,096.75	Account Payable	\$ 6,310.81	<p>FYE we are under budget for 2019 !!!</p> <p><b>Building Maintenance:</b> FYE Under budget \$8,107.19 however, this will go towards the remodel of the office at the front of the neighborhood in 2020.</p> <p><b>Grounds Maintenance:</b> Over budget \$7,095.22 due to foot bridge repairs and new landscaper being hired.</p> <p><b>Pool:</b> FYE Under budget \$1,793.25</p> <p><b>Utilities:</b> FYE Under budget \$2,704.57</p> <p><b>Administrative:</b> FYE we went over budget \$19,528.81 for the following reasons listed: 1. Security Pro - Security System 2. Set up of new Website 3. Legal expense related to 222 Crooked Tree Trail</p>
Wells Fargo - Checking	\$ 3,861.58	Security Deposits	\$ 425.00	
Union Bank - Reserves	\$ 35,028.97	Prepaid Assessments	\$ 28,445.75	
Cambridge Investments - Reserves	\$ 378,608.64	Net Investment	\$ 63,889.19	
Petty Cash - Tom Rose	\$ 100.00	Reserves - Tennis/Shuffel Board	\$ 3,321.12	
Assessments	\$ 32,334.66	Reserves - Pooled Funds	\$ 393,030.68	
Allowance for Doubtful Accounts	\$ (66.66)	Reserves - Furniture	\$ 11,549.37	
Receivable - TWLM LLC	\$ 180.00	Gain/Loss Cambridgde Investment	\$ 5,736.44	
Prepaid Assets	\$ 13,763.00	Prior Year Surplus	\$ 49,272.82	
Property & Equipment	\$ 54,286.94	Current Year Surplus	\$ 20,212.70	
<b>TOTAL</b>	<b>\$ 582,193.88</b>	<b>TOTAL</b>	<b>\$ 582,193.88</b>	

**REVENUE & EXPENSE BUDGET COMPARISON REPORT**

	Actual	YTD Actual	YTD Budget	YTD Variance (-)	2019
<b>INCOME</b>	\$ 19,536.21	\$ 246,444.54	\$ 245,660.00	\$ 784.54	\$ 245,660.00
<b>EXPENSES</b>					
Building Maintenance	\$ 984.46	\$ 15,107.19	\$ 7,000.00	\$ 8,107.19	\$ 7,000.00
Grounds Maintenance	\$ 3,810.99	\$ 71,004.78	\$ 78,100.00	\$ (7,095.22)	\$ 78,100.00
Pool	\$ 965.00	\$ 16,293.25	\$ 14,500.00	\$ 1,793.25	\$ 14,500.00
Utilities	\$ 161.36	\$ 23,295.43	\$ 26,000.00	\$ (2,704.57)	\$ 26,000.00
Administrative	\$ 3,939.42	\$ 65,531.19	\$ 85,060.00	\$ (19,528.81)	\$ 85,060.00
Reserves	\$ 2,916.67	\$ 35,000.00	\$ 35,000.00	\$ -	\$ 35,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 12,777.90</b>	<b>\$ 226,231.84</b>	<b>\$ 245,660.00</b>	<b>\$ (19,428.16)</b>	<b>\$ 245,660.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 6,758.31</b>	<b>\$ 20,212.70</b>	<b>\$ -</b>	<b>\$ 20,212.70</b>	<b>\$ -</b>