

January 2025 Financial Report



The Trails Homeowners Association, Inc.

January 2025



Prepared on February 19, 2025



Detailed Balance Sheet

(Amounts rounded to nearest dollar)

Asset of 10,31/2025 Asset of 10,31/2025 10,31/2025		(1) Operating Fund	(2) Reserve Fund	All Funds
Actual Ac		As of	As of	As of
Current Assets		01/31/2025	01/31/2025	01/31/2025
Current Assets 408,875 0 408,875 Cash - Banc of California Operating 408,875 0 2,507 Cash - Banc of California Reserves 0 221,254 221,254 Cash - D Bank Reserves 9914 (PMC) 0 1,500 1,500 Cash - TD Bank Reserves 9914 (PMC) 0 107,618 107,618 Accounts Receivable 92,182 0 28,182 Accounts Receivable - Other 369 0 3,89 Allowance for Bad Debts (28,492) 0 (28,492) Pepad Expenses 13,003 0 13,003 Ppd Pkg Insurance 21/12-25 \$5,165.89 5,065 0 3,064 Ppd Windfull Ins 91/12-25 \$5,266.00 3,004 0 3,004 Interfund Assets (Liabilities) 2,780 2,780 0 Fixed Assets 499,393 327,592 826,985 Fixed Assets 293,300 0 (2,478,580) Total Fixed Assets 293,400 0 2,478,580) Total Fixed Assets 293,400 0		Actual	Actual	Actual
Cash - Banc of California Operating 408,875 0 408,875 Cash - Deposits in Transit 2,507 221,254 221,254 Cash - Banc of California Reserves 0 221,254 221,254 Cash - TD Bank Reserves 4914 (PMC) 0 1,500 1,500 Cash - TD Bank Reserves 4914 (PMC) 0 107,618 107,618 Accounts Receivable 92,182 0 92,182 Accounts Receivable - Other 389 0 389 Allowance for Bad Debts (28,492) 0 (28,492) Prepaid Expenses 13,003 0 13,003 Ppd Windfhall in 59/174-25 \$5,286,00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 729,470 0 72,9470 Total Fixed Assets 729,470 0 729,470 Total Fixed Assets 729,470 0 729,470 Total Fixed Assets 729,470	ASSETS			
Cash - Deposits in Transit 2,507 0 221,254 221,252 221,252 221,252 221,252 221,252 221,252 221,252 221,252 221,252 221,252 221,252 221,252 221,252 221,252	Current Assets			
Cash - Banc of California Reserves 0 221,254 221,254 Cash - TD Bank Reserves 4914 (PMC) 0 1,500 1,500 Cash - TD Bank CD 4/17/25 0 107,618 107,618 Accounts Receivable 92,182 0 92,182 Accounts Receivable - Other 389 0 389 Allowance for Bad Debts (28,492) 0 (28,492) Prepaid Expenses 13,003 0 13,003 Ppd kind Hall no \$1/12-42-5 \$5,266.00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 79,470 0 3,208,051 Accumulated Depreciation (2,476,580) 0 729,470 Total Fixed Assets 729,470 0 729,470 Total Execution 1,528,645 327,592 1,556,455 LIABILITIES 15,762 939 16,721 Current Liabilities 2,782 939 16,721	Cash - Banc of California Operating	408,875	0	408,875
Cash - TD Bank Reserves 4914 (PMC) 0 1,500 1,500 Cash - TD Bank CD 4/17/25 0 107,618 107,618 Accounts Receivable 92,182 0 92,182 Accounts Receivable - Other 389 0 389 Allowance for Bad Debts (28,492) 0 (28,492) Prepaid Expenses 13,003 0 13,003 Ppd Kig Insurance 2/1/24-25 \$45,165.89 5,065 0 5,065 Ppd Wind/Hail Ins 9/1/24-25 \$45,266.00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 0 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 729,470 0 72,9470 Total Extend Section 729,470 0 729,470 Total Current Liabilities 4,228,848 327,592 1,556,	Cash - Deposits in Transit	2,507	0	2,507
Cash - TD Bank CD 4/17/25 0 107,618 107,618 Accounts Receivable 92,182 0 92,182 Accounts Receivable - Other 389 0 389 Allowance for Bad Debts (28,492) 0 (28,492) Prepaid Expenses 13,003 0 13,003 Ppd Pkg Insurance 2/17/4-25 \$2,61,65,89 5,065 0 5,065 Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00 3,084 0 3,084 Interfund Assets (Labilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 499,393 327,592 826,985 Fixed Assets 729,470 0 3,208,051 Accoundated Depreciation (2,478,580) 0 (2,478,580) Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES 15,782 939 16,721 Prepaid Assessments 96,613 0 2,782 </td <td>Cash - Banc of California Reserves</td> <td>0</td> <td>221,254</td> <td>221,254</td>	Cash - Banc of California Reserves	0	221,254	221,254
Accounts Receivable 92,182 0 389 Accounts Receivable - Other 389 0 389 Allowance for Bad Debts (28,492) 0 (28,492) Prepaid Expenses 13,003 0 13,003 Ppd Wind/Hail Ins 9/1/24-25 \$2,6165.89 5,065 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 3,208,051 0 3,208,051 Accumulated Depreciation (2,478,580) 0 729,470 Total Fixed Assets 729,470 0 729,470 Total Fixed Assets 1,228,864 327,592 1,556,455 LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 96,613 0 96,613 Other Current Liabilities 2,782 0 2,288	Cash - TD Bank Reserves 4914 (PMC)	0	1,500	1,500
Accounts Receivable - Other 389 0 389 Allowance for Bad Debts (28,492) 0 (28,492) Prepaid Expenses 13,003 0 13,003 Ppd Pkg Insurance 2/1/24-25 \$26,165.89 5,065 0 5,065 Ppd Wind/Hall Ins 9/1/24-25 \$5,286.00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets Froperty & Equipment 3,208,051 0 3,208,051 Accumulated Depreciation (2,478,580) 0 7,294,70 Total Fixed Assets 729,470 0 729,470 Total Fixed Assets 729,470 0 729,470 Total Assets 1,228,864 327,592 1,556,455 LIABILITIES 15,782 399 16,721 Prepaid Assessments 96,613 0 16,721 Prepaid Assessments 96,613 0 171,336 Other Current Liabilities 2,782 0	Cash - TD Bank CD 4/17/25	0	107,618	107,618
Allowance for Bad Debts (28,492) 0 (28,492) Prepaid Expenses 13,003 0 13,003 Ppd Pkg Insurance 2/1/24-25 \$26,165,89 5,065 0 5,065 Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 499,393 327,592 826,985 Fixed Assets 729,470 0 3,208,051 Accumulated Depreciation (2,478,580) 0 (2,478,580) Total Fixed Assets 729,470 0 729,470 Total Fixed Assets 729,470 0 729,470 Total Fixed Assets 1,228,864 327,592 1,556,455 LIABILITIES Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 96,613 0 27,822 Prico Owners Payable 228 0	Accounts Receivable	92,182	0	92,182
Prepaid Expenses 13,003 0 13,003 Ppd Pkg Insurance 2/1/24-25 \$26,165.89 5,065 0 5,065 Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 75,9470 0 3,208,051 Accumulated Depreciation (2,478,580) 0 729,470 Total Fixed Assets 729,470 0 729,470 Total Assets 729,470 0 729,470 Total Lassets 1,228,864 327,592 1,556,455 LIABILITIES AND FUND BALANCES 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 6,837 6,837 <	Accounts Receivable - Other	389	0	389
Ppd Pkg Insurance 2/1/24-25 \$25,165.89 5,065 0 5,065 Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 3,208,051 0 3,208,051 Accumulated Depreciation (2,478,580) 0 729,470 Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES Current Liabilities 2 2 1,556,455 Current Liabilities 5,661 0 96,613 0 96,613 0 96,613 0 96,613 0 96,613 0 96,613 0 97,613 0 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 97,822 </td <td>Allowance for Bad Debts</td> <td>(28,492)</td> <td>0</td> <td>(28,492)</td>	Allowance for Bad Debts	(28,492)	0	(28,492)
Ppd Wind/Hall Ins 9/1/24-25 \$5,286.00 3,084 0 3,084 Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets 3,208,051 0 3,208,051 Property & Equipment 3,208,051 0 (2,478,580) Accumulated Depreciation (2,478,580) 0 729,470 Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES Current Liabilities 2 4 4,725	Prepaid Expenses	13,003	0	13,003
Interfund Assets (Liabilities) 2,780 (2,780) 0 Total Current Assets 499,393 327,592 826,985 Fixed Assets ************************************	Ppd Pkg Insurance 2/1/24-25 \$26,165.89	5,065	0	5,065
Total Current Assets 499,393 327,592 826,985 Fixed Assets 7property & Equipment 3,208,051 0 3,208,051 Accumulated Depreciation (2,478,580) 0 (2,478,580) Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 96,613 0 96,613 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 6 228 Reserves - Interest 0 6,837 6,837 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 9,691 191 0 191 Management Company Clearance Account 19 0 191 0 191 <	Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00	3,084	0	3,084
Fixed Assets 75,953 521,932 626,935 Property & Equipment 3,208,051 0 3,208,051 Accumulated Depreciation (2,478,580) 0 (2,478,580) Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 97,782 0 2,782 Prior Owners Payable 228 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 19 Management Company Clearance Account 19 0 19 <t< td=""><td>Interfund Assets (Liabilities)</td><td>2,780</td><td>(2,780)</td><td>0</td></t<>	Interfund Assets (Liabilities)	2,780	(2,780)	0
Property & Equipment 3,208,051 0 3,208,051 Accumulated Depreciation (2,478,580) 0 (2,478,580) Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144	Total Current Assets	499,393	327,592	826,985
Accumulated Depreciation (2,478,580) 0 (2,478,580) Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES AND FUND BALANCES LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 2,83 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint (Spent) 0 194,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 98,691 98,691 Sign Deposits 191 0 191 Management Company Clearance Account 19 0 193 Deferr	Fixed Assets			
Total Fixed Assets 729,470 0 729,470 TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES AND FUND BALANCES LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 2,282 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 191 Deferred Revenue - Interest 0 144 144 Client Payables Ollection Notice (133) 0 (133) Client Payables Collection Notic	Property & Equipment	3,208,051	0	3,208,051
TOTAL ASSETS 1,228,864 327,592 1,556,455 LIABILITIES AND FUND BALANCES LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 191 0 191 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payab	Accumulated Depreciation	(2,478,580)	0	(2,478,580)
LIABILITIES AND FUND BALANCES LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint (Spent) 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabi	Total Fixed Assets	729,470	0	729,470
LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445	TOTAL ASSETS	1,228,864	327,592	1,556,455
LIABILITIES Current Liabilities Accounts Payable 15,782 939 16,721 Prepaid Assessments 96,613 0 96,613 Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445	LIABILITIES AND FUND BALANCES			
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Deferred Assessments 171,336 0 171,336 Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Other Current Liabilities 2,782 0 2,782 Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445	·	· · · · · · · · · · · · · · · · · · ·		•
Prior Owners Payable 228 0 228 Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Reserves - Interest 0 6,837 6,837 Reserves - Deferred Maintenance 0 294,063 294,063 Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445			_	
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Reserves - Current Year Deferred Maint 0 124,300 124,300 Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Reserves - Current Year Deferred Maint (Spent) 0 (98,691) (98,691) Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Sign Deposits 191 0 191 Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Management Company Clearance Account 19 0 19 Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Deferred Revenue - Interest 0 144 144 Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Client Payables Collection Notice (133) 0 (133) Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445			_	
Client Payables NSF 35 0 35 Total Current Liabilities 286,853 327,592 614,445				
Total Current Liabilities 286,853 327,592 614,445				
TOTAL LIABILITIES	Total Current Liabilities	286,853	327,592	614,445
	TOTAL LIABILITIES	286,853	327,592	614,445

TOTAL LIABILITIES AND FUND BALANCES	1,228,864	327,592	1,556,455
TOTAL FUND BALANCES	942,011	0 _	942,011
YTD Net Surplus (Deficit)	(3,505)	0	(3,505)
Prior Years Surplus (Deficit)	945,516	0	945,516
FUND BALANCES			

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2025				•	YTD 01/31/20	125	Budget			
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues	4	, J	,		,	, y	7		4	,	
Assessments											
Regular Assessments											
Full Rate	86,130	86,130	0	0%	86,130	86,130	0	0%	1,033,560	947,430	92%
TOTAL Regular Assessments	86,130	86,130	0	0%	86,130	86,130	0	0%	1,033,560	947,430	92%
Assessment Allocation											
Assessment Allocation	(10,461)	(10,461)	0	0%	(10,461)	(10,461)	0	0%	(125,529)	(115,068)	92%
TOTAL Assessment Allocation	(10,461)	(10,461)	0	0%	(10,461)	(10,461)	0	0%	(125,529)	(115,068)	92%
TOTAL Assessments	75,669	75,669	0	0%	75,669	75,669	0	0%	908,031	832,362	92%
Other Income											
Clubhouse Rental Income	1,119	1,542	(424)	(27%)	1,119	1,542	(424)	(27%)	18,500	17,382	94%
Prior Year Operating Surplus Income	0	(258)	258	(100%)	0	(258)	258	(100%)	(3,091)	(3,091)	100%
RV Compound Rental	0	1,292	(1,292)	(100%)	0	1,292	(1,292)	(100%)	15,500	15,500	100%
Trade Show	0	125	(125)	(100%)	0	125	(125)	(100%)	1,500	1,500	100%
Finance Fees	301	0	301	100%	301	0	301	100%	0	(301)	0%
Community Building Rental	250	0	250	100%	250	0	250	100%	0	(250)	0%
Pool Pass Income	0	83	(83)	(100%)	0	83	(83)	(100%)	1,000	1,000	100%
TOTAL Other Income	1,670	2,784	(1,114)	(40%)	1,670	2,784	(1,114)	(40%)	33,409	31,739	95%
TOTAL Revenues	77,339	78,453	(1,114)	(1%)	77,339	78,453	(1,114)	(1%)	941,440	864,101	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape											
Contracted Lawn Service	25,401	25,846	445	2%	25,401	25,846	445	2%	310,158	284,757	92%
Grounds Miscellaneous	0	3,326	3,326	100%	0	3,326	3,326	100%	39,918	39,918	100%
Irrigation Repairs	1,005	755	(250)	(33%)	1,005	755	(250)	(33%)	9,065	8,060	89%
Plant Replacement	51	1,750	1,699	97%	51	1,750	1,699	97%	21,000	20,949	100%
Retention Areas	571	687	116	17%	571	687	116	17%	8,240	7,669	93%
Seasonal Decorations	0	1,250	1,250	100%	0	1,250	1,250	100%	15,000	15,000	100%
Signs	355	292	(63)	(22%)	355	292	(63)	(22%)	3,500	3,145	90%
Supplies/Mulch	0	2,083	2,083	100%	0	2,083	2,083	100%	25,000	25,000	100%
Tree Removal/Maintenance	4,750	2,333	(2,417)	(104%)	4,750	2,333	(2,417)	(104%)	28,000	23,250	83%
TOTAL Landscape	32,133	38,322	6,189	16%	32,133	38,322	6,189	16%	459,881	427,748	93%

Unaudited

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending				,	YTD			Budget			
	01/31/2025 \$ Actual \$ Budget \$ Variance Var %				\$ Actual	01/31/20 \$ Budget	\$ Variance	Var %	\$ Annual \$ Remaining Rem %			
Pool	ф Actual	φ Duuget	y variance	Vai 70	y Actual	φ budget	y variance	vai 70	φ Alliluai	φ ixemaining	Kelli 70	
Pool Chemicals	1,227	1,237	10	1%	1,227	1,237	10	1%	14,850	13,623	92%	
Pool Gate Attendant	5,626	5,635	9	0%	5,626	5,635	9	0%	67,615	61,989	92%	
Pool Maintenance Misc.	350	292	(58)	(20%)	350	292	(58)	(20%)	3,500	3,150	90%	
Pool Repairs/Supplies	0	208	208	100%	0	208	208	100%	2,500	2,500	100%	
Pool Service Contract	4,161	4,082	(79)	(2%)	4,161	4,082	(79)	(2%)	48,980	44,819	92%	
TOTAL Pool	11,363	11,454	91	1%	11,363	11,454	91	1%	137,445	126,082	92%	
Clubhouse	,	,		270	22,000	,		-70	2077.10	110,001	2270	
Community Events	828	417	(411)	(98%)	828	417	(411)	(98%)	5,000	4,173	83%	
Equipment/Supplies	692	542	(150)	(28%)	692	542	(150)	(28%)	6,500	5,808	89%	
Housekeeping	848	1,125	277	25%	848	1,125	277	25%	13,500	12,652	94%	
Housekeeping - Events	860	0	(860)	(100%)	860	, 0	(860)	(100%)	1		(>999%)	
Maintenance/Repairs	2,439	1,312	(1,127)	(86%)	2,439	1,312	(1,127)	(86%)	15,750	13,311	85%	
Pest Control/Termite Bond	159	200	41	20%	159	200	41	20%	2,400	2,241	93%	
Trade Show	0	83	83	100%	0	83	83	100%	1,000	1,000	100%	
TOTAL Clubhouse	5,825	3,679	(2,146)	(58%)	5,825	3,679	(2,146)	(58%)	44,151	38,326	87%	
Other Operating Expenses												
Other Expenses	0	330	330	100%	0	330	330	100%	3,960	3,960	100%	
TOTAL Other Operating	0	330	330	100%	0	330	330	100%	3,960	3,960	100%	
Expenses Utilities								1				
CH-Entrance #21716-35564	65	10	(25)	(620()	65	40	(25)	(620()	400	44.5	0.004	
	65	40	(25)	(63%)	65	40	(25)	(63%)	480	415	86%	
Clubhouse #61158-04798	1,969	1,367	(602)	(44%)	1,969	1,367	(602)	(44%)	16,410	14,441	88%	
Electricity - General LK Walden #71679-07760	0	127	127	100%	0	127	127	100%	1,520	1,520	100%	
Nova-WS #51198-06726	287	325	38	12%	287	325	38	12%	3,900	3,613	93%	
VEH Storage Lot #10870-01705	34	34	0	0%	34	34	0	0%	410	376	92%	
Cable/Internet/Telephone	350 296	303 433	(47) 137	(15%)	350 296	303 433	(47)	(15%) 32%	3,640	3,290	90%	
Security Alarm	296 91			32% 6%			137 6	6%	5,200	4,904	94% 92%	
Waste Disposal	654	97 583	6 (71)	(12%)	91 654	97 583			1,164 7,000	1,073	92% 91%	
Water/Sewer	105	250	(71) 145	(12%) 58%	105	250	(71) 145	(12%) 58%	•	6,346	91% 97%	
Irrigation									3,000 1	2,895		
TOTAL Utilities	175	2 550	(175)	(100%)	175 4.025	3 550	(175)	(100%)		(174)	(>999%)	
	4,025	3,559	(466)	(13%)	4,025	3,559	(466)	(13%)	42,725	38,700	91%	
TOTAL Direct Operating Expenses	53,347	57,344	3,997	7%	53,347	57,344	3,997	7%	688,162	634,815	92%	

Unaudited

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2025				,	YTD 01/31/20	25	Budget			
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
General and Administrative Expenses		_				_				_	
Professional Fees											
Audit Fees & Tax Prep	2,650	500	(2,150)	(430%)	2,650	500	(2,150)	(430%)	6,000	3,350	56%
Legal Fees	0	1,021	1,021	100%	0	1,021	1,021	100%	12,250	12,250	100%
TOTAL Professional Fees	2,650	1,521	(1,129)	(74%)	2,650	1,521	(1,129)	(74%)	18,250	15,600	85%
Bad Debts											
Bad Debt Expense	15	833	818	98%	15	833	818	98%	10,000	9,985	100%
TOTAL Bad Debts	15	833	818	98%	15	833	818	98%	10,000	9,985	100%
Bank Charges											
Bank Charges	0	42	42	100%	0	42	42	100%	500	500	100%
TOTAL Bank Charges	0	42	42	100%	0	42	42	100%	500	500	100%
Homeowner Communications											
Newsletter	1,039	417	(622)	(149%)	1,039	417	(622)	(149%)	5,000	3,961	79%
TOTAL Homeowner Communications	1,039	417	(622)	(149%)	1,039	417	(622)	(149%)	5,000	3,961	79%
Insurance											
General, Property & Liability	2,621	2,847	226	8%	2,621	2,847	226	8%	34,166	31,545	92%
TOTAL Insurance	2,621	2,847	226	8%	2,621	2,847	226	8%	34,166	31,545	92%
Contracted Services											
Onsite Management	18,329	11,330	(6,999)	(62%)	18,329	11,330	(6,999)	(62%)	135,960	117,631	87%
Professional Management Contract	1,980	1,980	0	0%	1,980	1,980	0	0%	23,760	21,780	92%
TOTAL Contracted Services	20,309	13,310	(6,999)	(53%)	20,309	13,310	(6,999)	(53%)	159,720	139,411	87%
Administrative											
Bank Fees & Coupon Books	0	827	827	100%	0	827	827	100%	9,924	9,924	100%
Miscellaneous Admin	836	138	(698)	(506%)	836	138	(698)	(506%)	1,656	820	50%
Supplies	26	1,125	1,099	98%	26	1,125	1,099	98%	13,500	13,474	100%
UBR Report	0	47	47	100%	0	47	47	100%	562	562	100%
TOTAL Administrative Expenses	862	2,137	1,275	60%	862	2,137	1,275	60%	25,642	24,780	97%
TOTAL General and Administrative Expenses	27,497	21,107	(6,390)	(30%)	27,497	21,107	(6,390)	(30%)	253,278	225,781	89%
TOTAL Operating Expenses	80,844	78,451	(2,393)	(3%)	80,844	78,451	(2,393)	(3%)	941,440	860,596	91%
TOTAL Expenses	80,844	78,451	(2,393)	(3%)	80,844	78,451	(2,393)	(3%)	941,440	860,596	91%
NET SURPLUS (DEFICIT)	(3,505)	2	(3,507)	(>999%)	(3,505)	2	(3,507)	(>999%)	0	3,505	100%

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Reserve Fund

(Amounts rounded to nearest dollar)

		Month En	ding		YTD		Budget				
		01/31/20)25		01/31/20	25					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	10,461	10,461	0	0%	10,461	10,461	0	0%	125,529	115,068	92%
TOTAL Assessment Allocation	10,461	10,461	0	0%	10,461	10,461	0	0%	125,529	115,068	92%
TOTAL Assessments	10,461	10,461	0	0%	10,461	10,461	0	0%	125,529	115,068	92%
Other Income											
Interest Income	144	0	144	100%	144	0	144	100%	0	(144)	0%
TOTAL Other Income	144	0	144	100%	144	0	144	100%	0	(144)	0%
TOTAL Revenues	10,605	10, 4 61	144	1%	10,605	10,461	144	1%	125,529	114,924	92%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Pool	939	0	(939)	(100%)	939	0	(939)	(100%)	0	(939)	0%
TOTAL Capital Expenditures	939	0	(939)	(100%)	939	0	(939)	(100%)	0	(939)	0%
TOTAL Capital Expenditures (Non-capitalized)	939	0	(939)	(100%)	939	0	(939)	(100%)	0	(939)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	9,667	0	(9,667)	(100%)	9,667	0	(9,667)	(100%)	0	(9,667)	0%
TOTAL Transfer to Reserves & Other Expenses	9,667	0	(9,667)	(100%)	9,667	0	(9,667)	(100%)	0	(9,667)	0%
TOTAL Expenses	10,605	0	(10,605)	(100%)	10,605	0	(10,605)	(100%)	0	(10,605)	0%
NET SURPLUS (DEFICIT)	0	10,461	(10,461)	(100%)	0	10,461	(10,461)	(100%)	125,529	125,529	100%