

September 2025 Financial Report



The Trails Homeowners Association, Inc.

September 2025



Prepared on October 16, 2025

The Trails Homeowners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 09/30/2025 <u>Actual</u>	(2) Reserve Fund As of 09/30/2025 <u>Actual</u>	All Funds As of 09/30/2025 <u>Actual</u>
ASSETS			
Current Assets			
Cash - Banc of California Operating	335,954	0	335,954
Cash - Banc of California Reserves	0	158,630	158,630
Cash - VyStar CU Reserves Savings 1649	0	5	5
Cash - VyStar CU Reserves CD 4926 23MO 03/18/27	0	114,652	114,652
Accounts Receivable	54,146	0	54,146
Accounts Receivable - Other	7,418	0	7,418
Accounts Receivable - Prior Owners	218	0	218
Allowance for Bad Debts	(28,492)	0	(28,492)
Ppd Pkg Insurance 2/1/24-25 \$26,165.89	10,534	0	10,534
Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00	5,559	0	5,559
Interfund Assets (Liabilities)	2,780	(2,780)	0
Total Current Assets	388,117	270,506	658,623
Fixed Assets			
Property & Equipment	3,208,051	0	3,208,051
Pool	29	0	29
Accumulated Depreciation	(2,478,580)	0	(2,478,580)
Total Fixed Assets	729,499	0	729,499
TOTAL ASSETS	1,117,616	270,506	1,388,122
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	11,666	6,000	17,666
Prepaid Assessments	113,999	0	113,999
Reserves - Interest	0	6,837	6,837
Reserves - Deferred Maintenance	0	225,132	225,132
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
Deferred Revenue - Interest	0	6,928	6,928
Client Payables Collection Notice	203	0	203
Total Current Liabilities	126,058	270,506	396,565
TOTAL LIABILITIES	126,058	270,506	396,565
FUND BALANCES			
Prior Years Surplus (Deficit)	945,867	0	945,867
YTD Net Surplus (Deficit)	45,691	0	45,691
TOTAL FUND BALANCES	991,557	0	991,557

Unaudited

TOTAL LIABILITIES AND FUND BALANCES	<u>1,117,616</u>	<u>270,506</u>	<u>1,388,122</u>
--	-------------------------	-----------------------	-------------------------