

## August 2025 Financial Report



### The Trails Homeowners Association, Inc.

**August 2025**



**Prepared on September 17, 2025**

# The Trails Homeowners Association, Inc.

## Detailed Balance Sheet

(Amounts rounded to nearest dollar)

|                                                 | (1) Operating Fund<br>As of<br>08/31/2025<br><u>Actual</u> | (2) Reserve Fund<br>As of<br>08/31/2025<br><u>Actual</u> | All Funds<br>As of<br>08/31/2025<br><u>Actual</u> |
|-------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------|
| <b>ASSETS</b>                                   |                                                            |                                                          |                                                   |
| Current Assets                                  |                                                            |                                                          |                                                   |
| Cash - Banc of California Operating             | 336,841                                                    | 0                                                        | 336,841                                           |
| Cash - Banc of California Reserves              | 0                                                          | 167,359                                                  | 167,359                                           |
| Cash - VyStar CU Reserves Savings 1649          | 0                                                          | 5                                                        | 5                                                 |
| Cash - VyStar CU Reserves CD 4926 23MO 03/18/27 | 0                                                          | 114,247                                                  | 114,247                                           |
| Accounts Receivable                             | 73,555                                                     | 0                                                        | 73,555                                            |
| Accounts Receivable - Other                     | 7,418                                                      | 0                                                        | 7,418                                             |
| Accounts Receivable - Prior Owners              | 218                                                        | 0                                                        | 218                                               |
| Allowance for Bad Debts                         | (28,492)                                                   | 0                                                        | (28,492)                                          |
| Prepaid Expenses                                | 91                                                         | 0                                                        | 91                                                |
| Ppd Pkg Insurance 2/1/24-25 \$26,165.89         | 13,165                                                     | 0                                                        | 13,165                                            |
| Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00          | 5,999                                                      | 0                                                        | 5,999                                             |
| Interfund Assets (Liabilities)                  | 2,780                                                      | (2,780)                                                  | 0                                                 |
| Total Current Assets                            | 411,576                                                    | 278,830                                                  | 690,406                                           |
| 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                                           |
| <b>TOTAL ASSETS</b>                             | <b>1,141,075</b>                                           | <b>278,830</b>                                           | <b>1,419,905</b>                                  |
| <b>LIABILITIES AND FUND BALANCES</b>            |                                                            |                                                          |                                                   |
| LIABILITIES                                     |                                                            |                                                          |                                                   |
| Current Liabilities                             |                                                            |                                                          |                                                   |
| Accounts Payable                                | 7,060                                                      | 0                                                        | 7,060                                             |
| Prepaid Assessments                             | 58,114                                                     | 0                                                        | 58,114                                            |
| Deferred Assessments                            | 86,130                                                     | 0                                                        | 86,130                                            |
| Reserves - Interest                             | 0                                                          | 6,837                                                    | 6,837                                             |
| Reserves - Deferred Maintenance                 | 0                                                          | 240,000                                                  | 240,000                                           |
| 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            | (35)                                                       | 0                                                        | (35)                                              |
| Deferred Revenue - Interest                     | 0                                                          | 6,384                                                    | 6,384                                             |
| Client Payables Collection Notice               | 10                                                         | 0                                                        | 10                                                |
| Total Current Liabilities                       | 151,470                                                    | 278,830                                                  | 430,301                                           |
| <b>TOTAL LIABILITIES</b>                        | <b>151,470</b>                                             | <b>278,830</b>                                           | <b>430,301</b>                                    |
| FUND BALANCES                                   |                                                            |                                                          |                                                   |
| Prior Years Surplus (Deficit)                   | 945,867                                                    | 0                                                        | 945,867                                           |

Unaudited

|                                            |                  |                |                  |
|--------------------------------------------|------------------|----------------|------------------|
| YTD Net Surplus (Deficit)                  | 43,738           | 0              | 43,738           |
| TOTAL FUND BALANCES                        | 989,604          | 0              | 989,604          |
| <b>TOTAL LIABILITIES AND FUND BALANCES</b> | <b>1,141,075</b> | <b>278,830</b> | <b>1,419,905</b> |