

July 2025 Financial Report



The Trails Homeowners Association, Inc.

July 2025



Prepared on August 18, 2025

The Trails Homeowners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 07/31/2025 Actual	(2) Reserve Fund As of 07/31/2025 Actual	All Funds As of 07/31/2025 Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	397,478	0	397,478
Cash - Deposits in Transit	539	0	539
Cash - Banc of California Reserves	0	233,485	233,485
Cash - VyStar CU Reserves Savings 1649	0	5	5
Cash - VyStar CU Reserves CD 4926 23MO 03/18/27	0	113,455	113,455
Accounts Receivable	93,516	0	93,516
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	6,759	0	6,759
Ppd Pkg Insurance 2/1/24-25 \$26,165.89	15,796	0	15,796
Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00	6,440	0	6,440
Interfund Assets (Liabilities)	2,780	(2,780)	0
Total Current Assets	502,451	344,165	846,616
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	1,231,950	344,165	1,576,115
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	13,845	15,751	29,596
Prepaid Assessments	54,309	0	54,309
Deferred Assessments	172,260	0	172,260
Reserves - Interest	0	6,837	6,837
Reserves - Deferred Maintenance	0	290,532	290,532
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	5,436	5,436
Client Payables Collection Notice	203	0	203
Total Current Liabilities	240,808	344,165	584,973
TOTAL LIABILITIES	240,808	344,165	584,973
FUND BALANCES			
Prior Years Surplus (Deficit)	945,867	0	945,867

Unaudited

YTD Net Surplus (Deficit)	45,275	0	45,275
TOTAL FUND BALANCES	991,142	0	991,142
TOTAL LIABILITIES AND FUND BALANCES	1,231,950	344,165	1,576,115