Balance Sheet

Portfolios: Trailridge Association
As of: 09/30/2026 (End of Last Month)
Accounting Basis: Cash
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	
Cash- Operating Account	68,363.23
Cash- MM/Savings Account	66,289.54
Total Operating Cash	134,652.77
Total Cash	134,652.77
TOTAL ASSETS	134,652.77
LIABILITIES & CAPITAL	
Liabilities	
Accruals-Other	
Pre-Paid Rents	3,723.00
Total Accruals-Other	3,723.00
Total Liabilities	3,723.00
Capital	
Equity Accounts	
Retained Earnings	39,690.60
Total Equity Accounts	39,690.60
Calculated Retained Earnings	38,035.98
Calculated Prior Years Retained Earnings	53,203.19
Total Capital	130,929.77
TOTAL LIABILITIES & CAPITAL	134,652.77

Cash Flow

SG Property Management, L.L.C.

Portfolios: Trailridge Association

Date Range: 09/01/2026 to 09/30/2026 (Last Month)

Accounting Basis: Cash

Additional Cash GL Accounts: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
Association Income	22,360.00	136,440.00
Interest Income		
Interest Income	15.88	30.26
Total Interest Income	15.88	30.26
Total Operating Income	22,375.88	136,470.26
Expense		
Management Fees		
Management Fee Res. Int.	1,887.00	11,322.00
Total Management Fees	1,887.00	11,322.00
Repairs & Maintenance		
Building Repairs & Maint.	0.00	937.50
Grounds Repairs & Maint.	0.00	1,862.87
Cleaning	0.00	1,575.00
3rd Party Building/Common Area Repairs & Maintenance	7,300.00	17,179.37
Landscaping	0.00	1,867.15
Lawn Care	2,389.59	12,137.75
Pest Control	852.00	4,783.40
Snow Removal	0.00	2,100.00
Trash Removal	1,741.48	13,159.02
Maintenance Materials Credit Card	0.00	55.02
Total Repairs & Maintenance	12,283.07	55,657.08
Insurance		
Insurance	4,404.17	25,057.34
Total Insurance	4,404.17	25,057.34
Utilities		
Electric - Common Area	88.23	501.90
Water and Sewer	148.05	784.26
Total Utilities	236.28	1,286.16
Other Expenses		
Taxes & Licenses	1,880.00	4,456.00
Computer & Software Exp.	80.48	481.77
Total Other Expenses	1,960.48	4,937.77
Total Operating Expense	20,771.00	98,260.35
NOI - Net Operating Income	1,604.88	38,209.91

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Other Income & Expense		
Other Expense		
Interest Expense	0.00	173.93
Total Other Expense	0.00	173.93
Net Other Income	0.00	-173.93
Total Income	22,375.88	136,470.26
Total Expense	20,771.00	98,434.28
Net Income	1,604.88	38,035.98
Cash Flow	1,604.88	38,035.98
Beginning Cash	68,946.23	60,569.70
Beginning Cash + Cash Flow	70,551.11	98,605.68
Actual Ending Cash	68,363.23	68,363.23

Annual Budget - Comparative

Portfolios: Trailridge Association
As of: Sep 2026
Additional Account Types: None
Accounting Basis: Cash
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Income									
Association Income	22,360.00	23,044.00	-684.00	-2.97%	136,440.00	138,264.00	-1,824.00	-1.32%	276,528.00
Interest Income									
Interest Income	15.88	9.72	6.16	63.37%	30.26	19.44	10.82	55.66%	38.88
Total Interest Income	15.88	9.72	6.16	**63.37%**	30.26	19.44	10.82	**55.66%**	38.88
Total Operating Income	22,375.88	23,053.72	-677.84	**-2.94%**	136,470.26	138,283.44	-1,813.18	**-1.31%**	276,566.88
Expense									
Management Fees									
Management Fee Res. Int.	1,887.00	1,887.00	0.00	0.00%	11,322.00	11,322.00	0.00	0.00%	22,644.00
Total Management Fees	1,887.00	1,887.00	0.00	**0.00%**	11,322.00	11,322.00	0.00	**0.00%**	22,644.00
Repairs & Maintenance									
Building Repairs & Maint.	0.00	225.00	225.00	100.00%	937.50	1,350.00	412.50	30.56%	2,700.00
Grounds Repairs & Maint.	0.00	0.00	0.00	0.00%	1,862.87	0.00	-1,862.87	–	0.00
Cleaning	0.00	290.00	290.00	100.00%	1,575.00	1,740.00	165.00	9.48%	3,480.00
3rd Party Building/ Common Area Repairs & Maintenance	7,300.00	230.00	-7,070.00	-3073.91%	17,179.37	1,380.00	-15,799.37	-1144.88%	2,760.00
Landscaping	0.00	260.00	260.00	100.00%	1,867.15	1,560.00	-307.15	-19.69%	1,820.00
Lawn Care	2,389.59	2,377.63	-11.96	-0.50%	12,137.75	14,265.78	2,128.03	14.92%	19,021.04
Pest Control	852.00	125.50	-726.50	-578.88%	4,783.40	753.00	-4,030.40	-535.25%	1,506.00
Snow Removal	0.00	0.00	0.00	0.00%	2,100.00	0.00	-2,100.00	–	25,000.00
Trash Removal	1,741.48	1,710.00	-31.48	-1.84%	13,159.02	10,260.00	-2,899.02	-28.26%	20,520.00
Maintenance Materials	0.00	10.42	10.42	100.00%	0.00	62.52	62.52	100.00%	125.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Maintenance Materials Credit Card	0.00	37.00	37.00	100.00%	55.02	222.00	166.98	75.22%	444.00
Total Repairs & Maintenance	12,283.07	5,265.55	-7,017.52	**-133.27%**	55,657.08	31,593.30	-24,063.78	**-76.17%**	77,376.04
Insurance									
Insurance	4,404.17	4,813.76	409.59	8.51%	25,057.34	25,876.52	819.18	3.17%	54,759.08
Total Insurance	4,404.17	4,813.76	409.59	**8.51%**	25,057.34	25,876.52	819.18	**3.17%**	54,759.08
Utilities									
Electric - Common Area	88.23	90.00	1.77	1.97%	501.90	540.00	38.10	7.06%	1,080.00
Water and Sewer	148.05	135.00	-13.05	-9.67%	784.26	810.00	25.74	3.18%	1,620.00
Total Utilities	236.28	225.00	-11.28	**-5.01%**	1,286.16	1,350.00	63.84	**4.73%**	2,700.00
Other Expenses									
Legal & Professional Fees	0.00	208.33	208.33	100.00%	0.00	1,249.98	1,249.98	100.00%	2,500.00
Taxes & Licenses	1,880.00	200.00	-1,680.00	-840.00%	4,456.00	1,200.00	-3,256.00	-271.33%	2,400.00
Computer & Software Exp.	80.48	78.16	-2.32	-2.97%	481.77	468.96	-12.81	-2.73%	937.92
Total Other Expenses	1,960.48	486.49	-1,473.99	**-302.98%**	4,937.77	2,918.94	-2,018.83	**-69.16%**	5,837.92
Total Operating Expense	20,771.00	12,677.80	-8,093.20	**-63.84%**	98,260.35	73,060.76	-25,199.59	**-34.49%**	163,317.04
Total Operating Income	22,375.88	23,053.72	-677.84	-2.94%	136,470.26	138,283.44	-1,813.18	-1.31%	276,566.88
Total Operating Expense	20,771.00	12,677.80	-8,093.20	-63.84%	98,260.35	73,060.76	-25,199.59	-34.49%	163,317.04
NOI - Net Operating Income	1,604.88	10,375.92	-8,771.04	**-84.53%**	38,209.91	65,222.68	-27,012.77	**-41.42%**	113,249.84
Other Expense									
Interest Expense	0.00	0.00	0.00	0.00%	173.93	161.68	-12.25	-7.58%	161.68
Total Other Expense	0.00	0.00	0.00	**0.00%**	173.93	161.68	-12.25	**-7.58%**	161.68
Net Other Income	0.00	0.00	0.00	**0.00%**	-173.93	-161.68	-12.25	**-7.58%**	-161.68
Total Income	22,375.88	23,053.72	-677.84	-2.94%	136,470.26	138,283.44	-1,813.18	-1.31%	276,566.88
Total Expense	20,771.00	12,677.80	-8,093.20	-63.84%	98,434.28	73,222.44	-25,211.84	-34.43%	163,478.72

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Net Income	1,604.88	10,375.92	-8,771.04	**-84.53%**	38,035.98	65,061.00	-27,025.02	**-41.54%**	113,088.16

Report Builder - Annual Budget - Forecast

Base Report: Annual Budget - Forecast

SG Property Management, L.L.C.

Portfolios: Trailridge Association

Period Range: Apr 2026 to Mar 2027

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Account Name	Apr Actuals	May Actuals	Jun Actuals	Jul Actuals	Aug Actuals	Sep Actuals	Oct Budget	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Forecast Total	Annual Budget
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246 - Trail Ridge Budget 04/26-03/27														
Income														
Association Income	22,360.00	22,360.00	23,044.00	23,728.00	22,588.00	22,360.00	23,044.00	23,044.00	23,044.00	23,044.00	23,044.00	23,044.00	274,704.00	
Interest Income														
Interest Income	0.00	0.00	14.38	0.00	0.00	15.88	0.00	0.00	9.72	0.00	0.00	9.72	49.70	
Total Interest Income	0.00	0.00	14.38	0.00	0.00	15.88	0.00	0.00	9.72	0.00	0.00	9.72	49.70	
Total Forecast Income	22,360.00	22,360.00	23,058.38	23,728.00	22,588.00	22,375.88	23,044.00	23,044.00	23,053.72	23,044.00	23,044.00	23,053.72	274,753.70	
Expense														
Management Fees														
Management Fee Res. Int.	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	22,644.00	
Total Management Fees	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	22,644.00	
Repairs & Maintenance														
Building Repairs & Maint.	637.50	75.00	225.00	0.00	0.00	0.00	225.00	225.00	225.00	225.00	225.00	225.00	2,287.50	
Grounds Repairs & Maint.	82.07	0.00	0.00	1,780.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,862.87	
Cleaning	0.00	0.00	0.00	1,575.00	0.00	0.00	290.00	290.00	290.00	290.00	290.00	290.00	3,315.00	
3rd Party Building/ Common Area Repairs &	0.00	0.00	675.00	5,404.37	3,800.00	7,300.00	230.00	230.00	230.00	230.00	230.00	230.00	18,559.37	

Report Builder - Annual Budget - Forecast

Account Name	Apr Actuals	May Actuals	Jun Actuals	Jul Actuals	Aug Actuals	Sep Actuals	Oct Budget	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Forecast Total	Annual Budget
Maintenance														
Landscaping	0.00	0.00	0.00	0.00	1,867.15	0.00	260.00	0.00	0.00	0.00	0.00	0.00	2,127.15	
Lawn Care	0.00	1,975.62	3,029.76	2,237.13	2,505.65	2,389.59	2,377.63	2,377.63	0.00	0.00	0.00	0.00	16,893.01	
Pest Control	0.00	0.00	0.00	2,883.80	1,047.60	852.00	125.50	125.50	125.50	125.50	125.50	125.50	5,536.40	
Snow Removal	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	9,000.00	7,000.00	5,000.00	27,100.00	
Trash Removal	1,879.77	1,587.84	1,776.72	1,673.70	4,499.51	1,741.48	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	23,419.02	
Maintenance Materials	0.00	0.00	0.00	0.00	0.00	0.00	10.42	10.42	10.41	10.41	10.41	10.41	62.48	
Maintenance Materials Credit Card	0.00	44.44	10.58	0.00	0.00	0.00	37.00	37.00	37.00	37.00	37.00	37.00	277.02	
Total Repairs & Maintenance	4,699.34	3,682.90	5,717.06	15,554.80	13,719.91	12,283.07	5,265.55	5,005.55	6,627.91	11,627.91	9,627.91	7,627.91	101,439.82	
Insurance														
Insurance	4,062.25	4,062.25	4,062.25	4,062.25	4,404.17	4,404.17	4,813.76	4,813.76	4,813.76	4,813.76	4,813.76	4,813.76	53,939.90	
Total Insurance	4,062.25	4,062.25	4,062.25	4,062.25	4,404.17	4,404.17	4,813.76	4,813.76	4,813.76	4,813.76	4,813.76	4,813.76	53,939.90	
Utilities														
Electric - Common Area	81.91	80.91	84.16	83.46	83.23	88.23	90.00	90.00	90.00	90.00	90.00	90.00	1,041.90	
Water and Sewer	137.99	29.35	177.12	143.70	148.05	148.05	135.00	135.00	135.00	135.00	135.00	135.00	1,594.26	
Total Utilities	219.90	110.26	261.28	227.16	231.28	236.28	225.00	225.00	225.00	225.00	225.00	225.00	2,636.16	
Other Expenses														
Legal & Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	208.33	208.33	208.34	208.34	208.34	208.34	1,250.02	
Taxes & Licenses	-142.00	2,810.00	-417.00	325.00	0.00	1,880.00	200.00	200.00	200.00	200.00	200.00	200.00	5,656.00	
Computer & Software Exp.	80.11	80.11	80.11	80.48	80.48	80.48	78.16	78.16	78.16	78.16	78.16	78.16	950.73	
Total Other Expenses	-61.89	2,890.11	-336.89	405.48	80.48	1,960.48	486.49	486.49	486.50	486.50	486.50	486.50	7,856.75	
Total Forecast	10,806.60	12,632.52	11,590.70	22,136.69	20,322.84	20,771.00	12,677.80	12,417.80	14,040.17	19,040.17	17,040.17	15,040.17	188,516.63	

Report Builder - Annual Budget - Forecast

Account Name	Apr Actuals	May Actuals	Jun Actuals	Jul Actuals	Aug Actuals	Sep Actuals	Oct Budget	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Forecast Total	Annual Budget
Expense														
Total Forecast Income	22,360.00	22,360.00	23,058.38	23,728.00	22,588.00	22,375.88	23,044.00	23,044.00	23,053.72	23,044.00	23,044.00	23,053.72	274,753.70	
Total Forecast Expense	10,806.60	12,632.52	11,590.70	22,136.69	20,322.84	20,771.00	12,677.80	12,417.80	14,040.17	19,040.17	17,040.17	15,040.17	188,516.63	
Net Operating Income	11,553.40	9,727.48	11,467.68	1,591.31	2,265.16	1,604.88	10,366.20	10,626.20	9,013.55	4,003.83	6,003.83	8,013.55	86,237.07	
Cash														
Operating Cash														
Cash-Operating Account	4,071.40	2,896.48	4,350.30	-2,287.81	-653.84	-583.00	0.00	0.00	0.00	0.00	0.00	0.00	7,793.53	
Cash- MM/ Savings Account	1,785.00	1,785.00	1,799.38	1,785.00	1,785.00	1,800.88	0.00	0.00	0.00	0.00	0.00	0.00	10,740.26	
Total Operating Cash	5,856.40	4,681.48	6,149.68	-502.81	1,131.16	1,217.88	0.00	0.00	0.00	0.00	0.00	0.00	18,533.79	
Total Forecast Cash	5,856.40	4,681.48	6,149.68	-502.81	1,131.16	1,217.88	0.00	0.00	0.00	0.00	0.00	0.00	18,533.79	
Liability														
Accruals-Other														
Pre-Paid Rents	-379.00	272.00	0.00	1,200.00	-1,134.00	-387.00	0.00	0.00	0.00	0.00	0.00	0.00	-428.00	
Total Accruals-Other	-379.00	272.00	0.00	1,200.00	-1,134.00	-387.00	0.00	0.00	0.00	0.00	0.00	0.00	-428.00	
N/P-Trailridge HOA MWO	-5,248.19	-5,269.03	-5,286.68	-3,270.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-19,074.19	
Total Forecast Liability	-5,627.19	-4,997.03	-5,286.68	-2,070.29	-1,134.00	-387.00	0.00	0.00	0.00	0.00	0.00	0.00	-19,502.19	
Other Expense														
Interest Expense	69.81	48.97	31.32	23.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	173.93	
Total Forecast	69.81	48.97	31.32	23.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	173.93	

Report Builder - Annual Budget - Forecast

Account Name	Apr Actuals	May Actuals	Jun Actuals	Jul Actuals	Aug Actuals	Sep Actuals	Oct Budget	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Forecast Total	Annual Budget
Other Expense														
Total														

Income Statement - 12 Month

SG Property Management, L.L.C.

Portfolios: Trailridge Association

Fund Type: All

Period Range: Oct 2025 to Sep 2026 (Trailing 12 Months)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
Operating Income & Expense													
Income													
Rental Revenue													
Tenant Charges	97.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97.50
Total Rental Revenue	97.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97.50
Association Income	22,352.00	22,360.00	23,052.00	23,272.00	22,360.00	23,728.00	22,360.00	22,360.00	23,044.00	23,728.00	22,588.00	22,360.00	273,564.00
Interest Income													
Interest Income	0.00	0.00	11.83	0.00	0.00	12.89	0.00	0.00	14.38	0.00	0.00	15.88	54.98
Total Interest Income	0.00	0.00	11.83	0.00	0.00	12.89	0.00	0.00	14.38	0.00	0.00	15.88	54.98
Total Operating Income	22,449.50	22,360.00	23,063.83	23,272.00	22,360.00	23,740.89	22,360.00	22,360.00	23,058.38	23,728.00	22,588.00	22,375.88	273,716.48
Expense													
Management Fees													
Management Fee Res. Int.	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	22,644.00
Total Management Fees	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	1,887.00	22,644.00
Repairs & Maintenance													
Building Repairs & Maint.	0.00	125.00	120.00	460.00	600.00	0.00	637.50	75.00	225.00	0.00	0.00	0.00	2,242.50
Grounds Repairs &	0.00	0.00	0.00	0.00	0.00	0.00	82.07	0.00	0.00	1,780.80	0.00	0.00	1,862.87

Income Statement - 12 Month

Account Name	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
Maint.													
Cleaning	1,225.00	0.00	0.00	60.00	1,575.00	0.00	0.00	0.00	0.00	1,575.00	0.00	0.00	4,435.00
3rd Party Building/ Common Area Repairs & Maintenance	1,585.17	0.00	258.64	445.81	0.00	0.00	0.00	0.00	675.00	5,404.37	3,800.00	7,300.00	19,468.99
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,867.15	0.00	1,867.15
Lawn Care	2,655.30	3,370.80	1,367.40	0.00	0.00	0.00	0.00	1,975.62	3,029.76	2,237.13	2,505.65	2,389.59	19,531.25
Pest Control	0.00	0.00	0.00	537.42	0.00	0.00	0.00	0.00	0.00	2,883.80	1,047.60	852.00	5,320.82
Snow Removal	0.00	0.00	7,700.00	3,031.00	1,199.32	0.00	2,100.00	0.00	0.00	0.00	0.00	0.00	14,030.32
Trash Removal	2,148.81	1,736.68	1,702.33	1,587.84	1,639.35	1,605.01	1,879.77	1,587.84	1,776.72	1,673.70	4,499.51	1,741.48	23,579.04
Maintenance Materials	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Maintenance Materials Credit Card	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.44	10.58	0.00	0.00	0.00	55.02
Total Repairs & Maintenance	7,614.28	5,232.48	11,148.37	6,172.07	5,013.67	1,605.01	4,699.34	3,682.90	5,717.06	15,554.80	13,719.91	12,283.07	92,442.96
Insurance													
Insurance	12,204.75	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,404.17	4,404.17	57,573.34
Total Insurance	12,204.75	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,062.25	4,404.17	4,404.17	57,573.34
Utilities													
Electric - Common Area	88.62	83.18	88.83	88.84	88.65	84.85	81.91	80.91	84.16	83.46	83.23	88.23	1,024.87
Water and Sewer	134.12	134.12	134.12	0.00	0.00	0.00	137.99	29.35	177.12	143.70	148.05	148.05	1,186.62
Total Utilities	222.74	217.30	222.95	88.84	88.65	84.85	219.90	110.26	261.28	227.16	231.28	236.28	2,211.49
Other Expenses													
Legal & Professional Fees	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Taxes & Licenses	1,310.00	0.00	0.00	740.00	517.00	0.00	-142.00	2,810.00	-417.00	325.00	0.00	1,880.00	7,023.00
Computer & Software Exp.	78.16	78.16	78.16	78.16	78.16	78.16	80.11	80.11	80.11	80.48	80.48	80.48	950.73
Total Other Expenses	1,388.16	78.16	478.16	818.16	595.16	78.16	-61.89	2,890.11	-336.89	405.48	80.48	1,960.48	8,373.73

Income Statement - 12 Month

Account Name	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
Total Operating Expense	23,316.93	11,477.19	17,798.73	13,028.32	11,646.73	7,717.27	10,806.60	12,632.52	11,590.70	22,136.69	20,322.84	20,771.00	183,245.52
NOI - Net Operating Income	-867.43	10,882.81	5,265.10	10,243.68	10,713.27	16,023.62	11,553.40	9,727.48	11,467.68	1,591.31	2,265.16	1,604.88	90,470.96
Other Income & Expense													
Other Expense													
Interest Expense	177.73	164.84	141.28	127.04	108.04	80.36	69.81	48.97	31.32	23.83	0.00	0.00	973.22
Total Other Expense	177.73	164.84	141.28	127.04	108.04	80.36	69.81	48.97	31.32	23.83	0.00	0.00	973.22
Net Other Income	-177.73	-164.84	-141.28	-127.04	-108.04	-80.36	-69.81	-48.97	-31.32	-23.83	0.00	0.00	-973.22
Total Income	22,449.50	22,360.00	23,063.83	23,272.00	22,360.00	23,740.89	22,360.00	22,360.00	23,058.38	23,728.00	22,588.00	22,375.88	273,716.48
Total Expense	23,494.66	11,642.03	17,940.01	13,155.36	11,754.77	7,797.63	10,876.41	12,681.49	11,622.02	22,160.52	20,322.84	20,771.00	184,218.74
Net Income	-1,045.16	10,717.97	5,123.82	10,116.64	10,605.23	15,943.26	11,483.59	9,678.51	11,436.36	1,567.48	2,265.16	1,604.88	89,497.74

Homeowner Delinquency (As Of)

Portfolios: Trailridge Association
As of: 09/30/2026
Delinquency Note Range: All Time
Homeowner Status: All
Amount Owed In Account: All
Balance: Greater than 0.00

Unit	Name	Homeowner Status	Tags	Phone Numbers	Amount Receivable	0-30	30+
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246							
728-02	Garoutte, Deborah	Current		Phone: (319) 310-4771	20,589.79	228.00	20,361.79
751-01	Jin, Zhengdong	Current			228.00	228.00	0.00
2610-07	Bing, Cynthia	Current			456.00	228.00	228.00
					21,273.79	684.00	20,589.79
Total					21,273.79	684.00	20,589.79

Homeowner Prepayment Balance

Portfolios: Trailridge Association

Homeowners: All

Homeowner Status: All

Prepayment Account: 2157: Pre-Paid Rents

As of: 09/30/2026

Property	Unit	Unit Address	Homeowner	Status	Purchase Date	Sale Date	Amount
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246							
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	719-04	719 Westwinds Drive #4 Iowa City, IA 52246	Sumx, LLC	Current	11/20/2024		228.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	740-05	740 Westwinds Drive #5 Iowa City, IA 52246	Cao, Wenjing	Current	11/20/2024		228.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	751-02	751 Westwinds Drive #2 Iowa City, IA 52246	Ye, Yango	Current	11/20/2024		297.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	751-04	751 Westwinds Drive #4 Iowa City, IA 52246	ILandco Corporation	Current	11/20/2024		228.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	802-01	802 Westwinds Drive #1 Iowa City, IA 52246	Stoltzfus, Mark	Current	11/20/2024		228.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	813-01	813 Westwinds Drive #1-4 Iowa City, IA 52246	PK Capital, LLC	Past	11/20/2024	11/05/2025	912.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	2610-03	2610 Westwinds Drive #3 Iowa City, IA 52246	Mattson, Diane	Current	11/20/2024		228.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	2610-11	2610 Westwinds Drive #11 Iowa City, IA 52246	Weckmann, Chris	Current	11/20/2024		228.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	2620-01	2620 Westwinds Drive #1 Iowa City, IA 52246	Rahman, Syed	Current	11/20/2024		234.00
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	2620-05	2620 Westwinds Drive #5, 6, 10 728 Westwinds Drive #5 Iowa City, IA 52246	Hawks GPS	Current	11/20/2024		912.00
							3,723.00
Total							3,723.00

Aged Payables Summary

Portfolios: Trailridge Association

As of: 09/30/2026 (End of Last Month)

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246						
SOUTHGATE DEVELOPMENT SERVICES	17.62	17.62	0.00	0.00	0.00	0.00
MID AMERICAN ENERGY	81.19	81.19	0.00	0.00	0.00	0.00
QUALITY CARE LAWN	3,021.03	3,021.03	0.00	0.00	0.00	0.00
A-Plus Pest Control	290.43	290.43	0.00	0.00	0.00	0.00
CITY OF IOWA CITY	60.00	60.00	0.00	0.00	0.00	0.00
CITY OF IOWA CITY UTILITIES	148.05	148.05	0.00	0.00	0.00	0.00
	3,618.32	3,618.32	0.00	0.00	0.00	0.00
Total	3,618.32	3,618.32	0.00	0.00	0.00	0.00

Check Register Detail

Portfolios: Trailridge Association
Date Range: 09/01/2026 to 09/30/2026 (Last Month)
Bank Accounts: All
Payees: All
Payment Type: All
Include Voided Checks: No
Group GL Totals per Check: No
GL Account Map: None - use master chart of accounts

Payee Name	Check #	Cleared	Check Date	Payment Amount	GL Account #	GL Account Name	Amount	Description	Bill Reference #
A-Plus Pest Control	1136	Yes	09/03/2026	852.00					
					5332	Pest Control	852.00	728 #5 & #6	3389
QUALITY CARE LAWN	1137	Yes	09/03/2026	2,389.59					
					5331	Lawn Care	2,389.59	Mowing / Bed Weed Control / Healthcare Round 2	104230
SOUTHGATE DEVELOPMENT SERVICES	1138	Yes	09/03/2026	80.48					
					5729	Computer & Software Exp.	80.48	Appfolio Fees	AppfolioFees-09/26
CITY OF IOWA CITY UTILITIES	City ACH 9/ 10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	734 Westwinds Drive	1095105-321908-08/ 26
CITY OF IOWA CITY UTILITIES	City ACH 9/ 10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	740 Westwinds Drive	1095140-321908-08/ 26
CITY OF IOWA CITY UTILITIES	City ACH 9/ 10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	808 Westwinds Drive	1095280-321908-08/ 26
CITY OF IOWA CITY UTILITIES	City ACH 9/ 10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	728 Westwinds Drive	1095061-321908-08/ 26
CITY OF IOWA CITY UTILITIES	City ACH 9/ 10/26	Yes	09/10/2026	9.87					

Check Register Detail

Payee Name	Check #	Cleared	Check Date	Payment Amount	GL Account #	GL Account Name	Amount	Description	Bill Reference #
					5509	Water and Sewer	9.87	751 Westwinds Drive	1095766-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	813 Westwinds Drive	1095726-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	722 Westwinds Drive	1095035-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	743 Westwinds Drive	1095786-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	758 Westwinds Drive	1095210-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	2610 Westwinds Drive	1095315-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	714 Westwinds Drive	1095833-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	801 Westwinds Drive	1095746-321908-08/26
CITY OF IOWA CITY UTILITIES	City ACH 9/10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	702 Westwinds Drive	1095847-321908-08/26

Check Register Detail

Payee Name	Check #	Cleared	Check Date	Payment Amount	GL Account #	GL Account Name	Amount	Description	Bill Reference #
CITY OF IOWA CITY UTILITIES	City ACH 9/ 10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	708 Westwinds Drive	1095840-321908-08/ 26
CITY OF IOWA CITY UTILITIES	City ACH 9/ 10/26	Yes	09/10/2026	9.87					
					5509	Water and Sewer	9.87	719 Westwinds Drive	1095826-321908-08/ 26
CITY OF IOWA CITY	1139	Yes	09/10/2026	1,880.00					
					5724	Taxes & Licenses	50.00	740 Westwinds Drive	INV-00035874
					5724	Taxes & Licenses	60.00	719 Westwinds Drive	INV-00036691
					5724	Taxes & Licenses	650.00	2610 - 2620 Rental Permit Fee	INV-00036925
					5724	Taxes & Licenses	410.00	728 Westwinds Drive - Rental Permit Fee	INV-00037113
					5724	Taxes & Licenses	330.00	751 Westside Drive - Rental Permit	INV-00037114
					5724	Taxes & Licenses	330.00	813 Westwinds Drive - Rental Permit Fee	INV-00037115
					5724	Taxes & Licenses	50.00	808 Westwinds Drive	INV-00037460
Paint Pros of Iowa	1140	Yes	09/10/2026	7,300.00					
					5320	3rd Party Building/ Common Area Repairs & Maintenance	4,800.00	City required exterior painting at 714 & 719	466
					5320	3rd Party Building/ Common Area Repairs & Maintenance	2,500.00	City required exterior painting at 728	467
SG Property Management, L.L.C.	1141	Yes	09/10/2026	1,887.00					
					5201	Management Fee Res. Int.	1,887.00	Management Fee Res. Int. for 09/ 2026	
ABC DISPOSAL SYSTEMS INC.	1142	Yes	09/17/2026	1,741.48					
					5334	Trash Removal	1,741.48	Trash and Recycling	1262522
MID AMERICAN ENERGY	MidAmerican ACH 9/ 24/26	Yes	09/24/2026	33.36					
					5504	Electric - Common Area	33.36	808 Westwinds Drive House	44140-90017-09/26
MID AMERICAN	MidAmerican	Yes	09/24/2026	11.46					

Check Register Detail

Payee Name	Check #	Cleared	Check Date	Payment Amount	GL Account #	GL Account Name	Amount	Description	Bill Reference #
ENERGY	ACH 9/ 24/26								
					5504	Electric - Common Area	11.46	801 Westwinds Drive House	62830-90017-09/26
MID AMERICAN ENERGY	MidAmericanYes ACH 9/ 24/26		09/24/2026	12.95					
					5504	Electric - Common Area	12.95	731 Westwinds Drive House	64720-90011-09/26
MID AMERICAN ENERGY	MidAmericanYes ACH 9/ 24/26		09/24/2026	30.46					
					5504	Electric - Common Area	30.46	728 Westwinds Drive House	37630-90011-09/26
Total				16,366.83					

General Ledger

Portfolios: Trailridge Association
Created By: All
GL Accounts: All
Exclude Zero Dollar Receipts From Cash Accounts: Yes
Date Range: 09/01/2026 to 09/30/2026 (Last Month)
Accounting Basis: Cash
Show Reversed Transactions: Yes
GL Account Map: None - use master chart of accounts
Project: All

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1001 - Cash- Operating Account								
							68,946.23 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	808 Westwinds LLC	eCheck receipt	8BF1-6BE0	228.00		69,174.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	740 Westwinds LLC	eCheck receipt	8C78-8240	228.00		69,402.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Rentals ICCR, LLC	eCheck receipt	8D12-F4C0	350.00		69,752.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Winter Real Estate	eCheck receipt	8DC2-E510	350.00		70,102.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Bob Chen	eCheck receipt	B20B-3F40	228.00		70,330.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Gerryvic Orgaban	eCheck receipt	B47E-4170	228.00		70,558.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Lower Holdings, LLC	CC receipt	B52F-AD30	456.00		71,014.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Westwinds Real Estate	eCheck receipt	B675-1780	1,140.00		72,154.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Julia Freel	eCheck receipt	B7D8-9C00	228.00		72,382.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Siddharth Sarathe	eCheck receipt	B99E-48F0	228.00		72,610.23	September 2026

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Nguyen Thuy	eCheck receipt	C912-6D40	228.00		72,838.23	September 2026 - HOA Dues + Special Assessment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Black Diamond Ventures, LLC	eCheck receipt	EC8E-7DB0	912.00		73,750.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	808 Trailridge Condo, LLC	eCheck receipt	3891-2EC0	228.00		73,978.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Hawks GPS	Receipt	A93B-7A40	912.00		74,890.23	Prepaid Any
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	BYS Investments	Receipt	A93B-7A40	6,384.00		81,274.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	GMT Enterprises	Receipt	A93B-7A40	3,192.00		84,466.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	MLN Properties, LLC	Receipt	A93B-7A40	456.00		84,922.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/02/2026	Robert L. Sachs and Michele J. Sachs Joint Revocable Trust	eCheck receipt	6931-9CC0	228.00		85,150.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/02/2026	S&J Properties LLC	eCheck receipt	6A2E-2A50	228.00		85,378.23	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/03/2026	A-Plus Pest Control	Check	1136		852.00	84,526.23	728 #5 & #6
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/03/2026	QUALITY CARE LAWN	Check	1137		2,389.59	82,136.64	Mowing / Bed Weed Control / Healthcare Round 2
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/03/2026	SOUTHGATE DEVELOPMENT SERVICES	Check	1138		80.48	82,056.16	Appfolio Fees
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/03/2026	Hawkeye Area Community	Receipt	210067	1,140.00		83,196.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/04/2026	Javier Gomez Vargas	eCheck receipt	7C8E-2A90	228.00		83,424.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/04/2026	Tanner Mohr	CC receipt	6254-DA50	228.00		83,652.16	September 2026

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Han Wei Chen	eCheck receipt	92AF-B630	684.00		84,336.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Dominique Mata	eCheck receipt	9367-5320	228.00		84,564.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Mai Rose	eCheck receipt	9417-4D60	228.00		84,792.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Connor Johnson	CC receipt	94D9-36F0	228.00		85,020.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Tim Lovan	eCheck receipt	958D-3830	228.00		85,248.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/09/2026	Miyako Ono	CC receipt	58A4-60D0	228.00		85,476.16	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,466.29	734 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,456.42	740 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,446.55	808 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,436.68	728 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,426.81	751 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,416.94	813 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,407.07	722 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,397.20	743 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,387.33	758 Westwinds Drive

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,377.46	2610 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,367.59	714 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,357.72	801 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,347.85	702 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,337.98	708 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26		9.87	85,328.11	719 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139		410.00	84,918.11	728 Westwinds Drive - Rental Permit Fee
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139		330.00	84,588.11	813 Westwinds Drive - Rental Permit Fee
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139		330.00	84,258.11	751 Westside Drive - Rental Permit
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139		50.00	84,208.11	808 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139		650.00	83,558.11	2610 - 2620 Rental Permit Fee
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139		60.00	83,498.11	719 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139		50.00	83,448.11	740 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	Paint Pros of Iowa	Check	1140		4,800.00	78,648.11	City required exterior painting at 714 & 719
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	Paint Pros of Iowa	Check	1140		2,500.00	76,148.11	City required exterior painting at 728

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	SG Property Management, L.L.C.	Check	1141		1,887.00	74,261.11	Management Fee Res. Int. for 09/2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/16/2026	TAJ Strategy Group LLC	eCheck receipt	78BF-4FD0	456.00		74,717.11	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/17/2026	ABC DISPOSAL SYSTEMS INC.	Check	1142		1,741.48	72,975.63	Trash and Recycling
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/22/2026	Chris Weckmann	eCheck receipt	F80D-9490	228.00		73,203.63	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26		33.36	73,170.27	808 Westwinds Drive House
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26		11.46	73,158.81	801 Westwinds Drive House
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26		12.95	73,145.86	731 Westwinds Drive House
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26		30.46	73,115.40	728 Westwinds Drive House
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/25/2026		JE	11093		1,785.00	71,330.40	Transfer to Savings Account
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/26/2026		JE	11095		4,404.17	66,926.23	Westfield Insurance
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/28/2026	Diane Mattson	eCheck receipt	968C-75C0	228.00		67,154.23	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/28/2026	Sumx, LLC	eCheck receipt	97E6-34A0	228.00		67,382.23	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/29/2026	ILandco Corporation	eCheck receipt	A4AB-C410	228.00		67,610.23	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/29/2026	Mark Stoltzfus	eCheck receipt	7275-FE70	228.00		67,838.23	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026	Wenjing Cao	eCheck receipt	5908-0BC0	228.00		68,066.23	Online Payment

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026	Yango Ye	eCheck receipt	6610-0870	228.00		68,294.23	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026	Yango Ye	eCheck receipt	C1D6-7320	69.00		68,363.23	Online Payment
							-583.00 Net Change	
					21,973.00	22,556.00	68,363.23	

1002 - Cash- MM/Savings Account

							64,488.66 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/25/2026		JE	11093	1,785.00		66,273.66	Transfer to Savings Account
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026		JE	11239	15.88		66,289.54	Interest Earned
							1,800.88 Net Change	
					1,800.88	0.00	66,289.54	

2157 - Pre-Paid Rents

							-4,110.00 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Diane Mattson	Receipt		228.00		-3,882.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Sumx, LLC	Receipt		228.00		-3,654.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	ILandco Corporation	Receipt		228.00		-3,426.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Mark Stoltzfus	Receipt		228.00		-3,198.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Wenjing Cao	Receipt		228.00		-2,970.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Yango Ye	Receipt		228.00		-2,742.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Chris Weckmann	Receipt		228.00		-2,514.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Syed Rahman	Receipt		212.00		-2,302.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Syed Rahman	Receipt		16.00		-2,286.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Hawks GPS	Receipt		912.00		-1,374.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Debra Knipp	Receipt		228.00		-1,146.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Hawks GPS	Receipt	A93B-7A40		912.00	-2,058.00	Prepaid Any
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/22/2026	Chris Weckmann	eCheck receipt	F80D-9490		228.00	-2,286.00	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/28/2026	Diane Mattson	eCheck receipt	968C-75C0		228.00	-2,514.00	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/28/2026	Sumx, LLC	eCheck receipt	97E6-34A0		228.00	-2,742.00	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/29/2026	ILandco Corporation	eCheck receipt	A4AB-C410		228.00	-2,970.00	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/29/2026	Mark Stoltzfus	eCheck receipt	7275-FE70		228.00	-3,198.00	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026	Wenjing Cao	eCheck receipt	5908-0BC0		228.00	-3,426.00	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026	Yango Ye	eCheck receipt	6610-0870		228.00	-3,654.00	Online Payment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026	Yango Ye	eCheck receipt	C1D6-7320		69.00	-3,723.00	Online Payment
							387.00 Net Change	
					2,964.00	2,577.00	-3,723.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
3001 - Retained Earnings								
							-39,690.60 Starting Balance	
							0.00 Net Change	
					0.00	0.00	-39,690.60	
4108 - Association Income								
							-114,080.00 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Diane Mattson	Receipt			228.00	-114,308.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Sumx, LLC	Receipt			228.00	-114,536.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	ILandco Corporation	Receipt			228.00	-114,764.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Mark Stoltzfus	Receipt			228.00	-114,992.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Wenjing Cao	Receipt			228.00	-115,220.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Yango Ye	Receipt			228.00	-115,448.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Chris Weckmann	Receipt			228.00	-115,676.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Syed Rahman	Receipt			212.00	-115,888.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Syed Rahman	Receipt			16.00	-115,904.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Hawks GPS	Receipt			912.00	-116,816.00	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Debra Knipp	Receipt			228.00	-117,044.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	808 Westwinds LLC	eCheck receipt	8BF1-6BE0		228.00	-117,272.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	740 Westwinds LLC	eCheck receipt	8C78-8240		228.00	-117,500.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Rentals ICCR, LLC	eCheck receipt	8D12-F4C0		350.00	-117,850.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Winter Real Estate	eCheck receipt	8DC2-E510		350.00	-118,200.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Bob Chen	eCheck receipt	B20B-3F40		228.00	-118,428.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Gerryvic Orgaban	eCheck receipt	B47E-4170		228.00	-118,656.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Lower Holdings, LLC	CC receipt	B52F-AD30		456.00	-119,112.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Westwinds Real Estate	eCheck receipt	B675-1780		1,140.00	-120,252.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Julia Freel	eCheck receipt	B7D8-9C00		228.00	-120,480.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Siddharth Sarathe	eCheck receipt	B99E-48F0		228.00	-120,708.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Nguyen Thuy	eCheck receipt	C912-6D40		228.00	-120,936.00	September 2026 - HOA Dues + Special Assessment
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	Black Diamond Ventures, LLC	eCheck receipt	EC8E-7DB0		912.00	-121,848.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	808 Trailridge Condo, LLC	eCheck receipt	3891-2EC0		228.00	-122,076.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	BYS Investments	Receipt	A93B-7A40		6,384.00	-128,460.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	GMT Enterprises	Receipt	A93B-7A40		3,192.00	-131,652.00	September 2026

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/01/2026	MLN Properties, LLC	Receipt	A93B-7A40		456.00	-132,108.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/02/2026	Robert L. Sachs and Michele J. Sachs Joint Revocable Trust	eCheck receipt	6931-9CC0		228.00	-132,336.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/02/2026	S&J Properties LLC	eCheck receipt	6A2E-2A50		228.00	-132,564.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/03/2026	Hawkeye Area Community	Receipt	210067		1,140.00	-133,704.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/04/2026	Javier Gomez Vargas	eCheck receipt	7C8E-2A90		228.00	-133,932.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/04/2026	Tanner Mohr	CC receipt	6254-DA50		228.00	-134,160.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Han Wei Chen	eCheck receipt	92AF-B630		684.00	-134,844.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Dominique Mata	eCheck receipt	9367-5320		228.00	-135,072.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Mai Rose	eCheck receipt	9417-4D60		228.00	-135,300.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Connor Johnson	CC receipt	94D9-36F0		228.00	-135,528.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/05/2026	Tim Lovan	eCheck receipt	958D-3830		228.00	-135,756.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/09/2026	Miyako Ono	CC receipt	58A4-60D0		228.00	-135,984.00	September 2026
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/16/2026	TAJ Strategy Group LLC	eCheck receipt	78BF-4FD0		456.00	-136,440.00	September 2026
							-22,360.00 Net Change	
					0.00	22,360.00	-136,440.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
4701 - Interest Income								
							-14.38 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/30/2026		JE	11239		15.88	-30.26	Interest Earned
							-15.88 Net Change	
					0.00	15.88	-30.26	
5201 - Management Fee Res. Int.								
							9,435.00 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	SG Property Management, L.L.C.	Check	1141	1,887.00		11,322.00	Management Fee Res. Int. for 09/2026
							1,887.00 Net Change	
					1,887.00	0.00	11,322.00	
5301 - Building Repairs & Maint.								
							937.50 Starting Balance	
							0.00 Net Change	
					0.00	0.00	937.50	
5303 - Grounds Repairs & Maint.								
							1,862.87 Starting Balance	
							0.00 Net Change	
					0.00	0.00	1,862.87	
5311 - Cleaning								
							1,575.00 Starting Balance	
							0.00 Net Change	
					0.00	0.00	1,575.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5320 - 3rd Party Building/Common Area Repairs & Maintenance								
							9,879.37 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	Paint Pros of Iowa	Check	1140	4,800.00		14,679.37	City required exterior painting at 714 & 719
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	Paint Pros of Iowa	Check	1140	2,500.00		17,179.37	City required exterior painting at 728
							7,300.00 Net Change	
					7,300.00	0.00	17,179.37	
5330 - Landscaping								
							1,867.15 Starting Balance	
							0.00 Net Change	
					0.00	0.00	1,867.15	
5331 - Lawn Care								
							9,748.16 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/03/2026	QUALITY CARE LAWN	Check	1137	2,389.59		12,137.75	Mowing / Bed Weed Control / Healthcare Round 2
							2,389.59 Net Change	
					2,389.59	0.00	12,137.75	
5332 - Pest Control								
							3,931.40 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/03/2026	A-Plus Pest Control	Check	1136	852.00		4,783.40	728 #5 & #6
							852.00 Net Change	
					852.00	0.00	4,783.40	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5333 - Snow Removal								
							2,100.00 Starting Balance	
							0.00 Net Change	
					0.00	0.00	2,100.00	
5334 - Trash Removal								
							11,417.54 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/17/2026	ABC DISPOSAL SYSTEMS INC.	Check	1142	1,741.48		13,159.02	Trash and Recycling
							1,741.48 Net Change	
					1,741.48	0.00	13,159.02	
5504 - Electric - Common Area								
							413.67 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26	33.36		447.03	808 Westwinds Drive House
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26	11.46		458.49	801 Westwinds Drive House
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26	12.95		471.44	731 Westwinds Drive House
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/24/2026	MID AMERICAN ENERGY	Payment	MidAmerican ACH 9/24/26	30.46		501.90	728 Westwinds Drive House
							88.23 Net Change	
					88.23	0.00	501.90	
5509 - Water and Sewer								
							636.21 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		646.08	734 Westwinds Drive
Trail Ridge Association -	09/10/2026	CITY OF IOWA CITY	Payment	City ACH 9/10/26	9.87		655.95	740 Westwinds Drive

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
755 Mormon Trek Blvd. Iowa CIty, IA 52246		UTILITIES						
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		665.82	808 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		675.69	728 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		685.56	751 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		695.43	813 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		705.30	722 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		715.17	743 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		725.04	758 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		734.91	2610 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		744.78	714 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		754.65	801 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		764.52	702 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		774.39	708 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY UTILITIES	Payment	City ACH 9/10/26	9.87		784.26	719 Westwinds Drive
							148.05 Net Change	
					148.05	0.00	784.26	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5704 - Insurance								
							20,653.17 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/26/2026		JE	11095	4,404.17		25,057.34	Westfield Insurance
							4,404.17 Net Change	
					4,404.17	0.00	25,057.34	
5724 - Taxes & Licenses								
							2,576.00 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139	410.00		2,986.00	728 Westwinds Drive - Rental Permit Fee
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139	330.00		3,316.00	813 Westwinds Drive - Rental Permit Fee
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139	330.00		3,646.00	751 Westside Drive - Rental Permit
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139	50.00		3,696.00	808 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139	650.00		4,346.00	2610 - 2620 Rental Permit Fee
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139	60.00		4,406.00	719 Westwinds Drive
Trail Ridge Association - 755 Mormon Trek Blvd. Iowa CIty, IA 52246	09/10/2026	CITY OF IOWA CITY	Check	1139	50.00		4,456.00	740 Westwinds Drive
							1,880.00 Net Change	
					1,880.00	0.00	4,456.00	
5729 - Computer & Software Exp.								
							401.29 Starting Balance	
Trail Ridge Association - 755 Mormon Trek Blvd.	09/03/2026	SOUTHGATE DEVELOPMENT	Check	1138	80.48		481.77	Appfolio Fees

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Iowa CIty, IA 52246		SERVICES						
							80.48 Net Change	
					80.48	0.00	481.77	

5733 - Maintenance Materials Credit Card

							55.02 Starting Balance	
							0.00 Net Change	
					0.00	0.00	55.02	

5801 - Interest Expense

							173.93 Starting Balance	
							0.00 Net Change	
					0.00	0.00	173.93	

Total					47,508.88	47,508.88	53,203.19	