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Entity Funding

Asset Titling and Ownership Recordkeeping for Business Entities and Trusts

Prepared by Barth Agency Services, Inc. | September 2026

I. Introduction

An entity or trust can only protect the assets it actually owns. Forming an LLC, corporation, or trust — including an Asset Protection Trust, an Offshore Trust, or a Spousal Trust — is only the first step; if title to an asset is never transferred into the entity or trust, that asset generally sits outside the protection the structure was created to provide. Entity funding is the ongoing process of getting the right assets titled into the right entity or trust, and keeping ownership records current as the structure and planning objectives evolve. This white paper explains what funding involves for business entities and for trusts, why it matters, and the role Barth Agency Services, Inc. ("BAS") plays in supporting it.

II. What Is Entity Funding?

Entity funding is the process of titling assets — real property, business interests, accounts, and other property — into the name of the entity or trust intended to hold them, and keeping the resulting ownership records current. It is easy for this step to be missed or to fall behind: a holding company is formed but the interests it was meant to hold are never assigned to it; a trust is signed but the accounts and property it was meant to hold are never retitled; a deed is never updated after a purchase. Each of these gaps is a place where the protection or planning benefit the structure was designed to provide is not actually in place.

III. Funding for Business Entities

A properly funded business entity structure may hold a range of asset types, including:

— **LLC interests**

— **Partnership interests**

— **Corporate stock**

— **Bank and investment accounts** — business checking, savings, and brokerage accounts titled in the entity's name, not just accounts held by a trust.

— **Promissory notes**

— **Intellectual property**

— **Business assets**

— **Real property**

IV. Funding for Trusts

Trusts — including Asset Protection Trusts, Offshore Trusts, and Spousal Trusts — depend on the same principle. A trust document alone does not protect or control anything; it is the assets actually retitled into the trust's name that receive the benefit of the trust's terms. A properly funded trust may hold:

— **Real property**

— **Bank and investment accounts** — accounts retitled or assigned into the trust's name, consistent with the custodian's or institution's requirements.

— **Business and entity interests**

— **Life insurance**

— **Business and personal property**

Offshore trusts and spousal trusts can carry additional funding considerations — for example, jurisdictional requirements for offshore custodians, or coordination between spouses regarding jointly held or community property — that should be addressed with the trustee and the client's attorney as part of the funding process.

V. Why Entity and Trust Funding Matters

Keeping ownership and titling current serves several practical functions:

— **Protection only reaches what is actually owned** — an entity or trust can only protect the assets it actually owns; an unfunded entity or trust offers no protection or benefit for assets that were never transferred into it, however carefully the entity or trust was drafted.

— **Ownership needs to track planning objectives over time** — as assets are acquired, sold, or restructured, titling should be revisited so it continues to reflect the client's current planning.

— **Outdated or incomplete ownership records create confusion** — for the client, successor trustees, managers, and anyone else who later needs to determine what an entity or trust actually owns.

— **A current ownership record supports the rest of the compliance picture** — accurate titling makes annual reports, membership records, and other administrative filings easier to keep correct.

VI. Scope of BAS's Role

BAS's role in entity funding is administrative and coordinative. BAS helps prepare and organize the paperwork that carries out a funding decision — assignments, deeds, and similar documents — and helps keep the resulting ownership records current. BAS does not determine which assets should be transferred into a given entity or trust, or advise on the tax, legal, or asset protection consequences of a particular transfer; those determinations should be made by the client together with their attorney, accountant, or trustee. BAS does not independently verify the valuation, title condition, or tax characterization of any asset being transferred. Where BAS prepares or records a deed, that work is administrative in nature — BAS is not providing legal advice regarding the transfer, and recording a deed does not represent a determination by BAS that the transfer is appropriate for the client's planning objectives.

VII. How Barth Agency Services Supports Ongoing Funding

BAS supports the ongoing funding process by:

— **Reviewing which assets belong where**, in coordination with the client and, as applicable, the client's attorney, accountant, or trustee.

— **Coordinating the paperwork behind transfers** — including assignments, stock transfers, intellectual property assignments, bills of sale, and trust assignments.

— **Preparing and recording real property deeds** as part of a funding transaction.

— **Maintaining current ownership and membership records** for each entity.

— **Coordinating trust-funding documentation** with the client's trustee and advisors.

— **Pairing entity funding with BAS's Registered Agent, Entity Maintenance, and Entity Minutes services**, so an entity's compliance, governance, and ownership records are managed by a single, organized point of contact.

VIII. Conclusion

Forming an entity or signing a trust is only the beginning — the protection or planning benefit it was created to provide depends on the assets actually being titled into it and kept current over time. Entity funding is the ongoing process that closes that gap. Because funding decisions carry legal, tax, and planning implications, clients should make them in consultation with their attorney, accountant, or trustee, with BAS coordinating the administrative work that carries those decisions out.

For more information or to begin a funding-coordination engagement, contact Barth Agency Services, Inc.