May 2026 Financial Report

The Trails Homeowners Association, Inc.

May 2026

Prepared on June 11, 2026

The Trails Homeowners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 05/31/2026 Actual	(2) Reserve Fund As of 05/31/2026 Actual	All Funds As of 05/31/2026 Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	465,675	0	465,675
Cash - Deposits in Transit	2,952	0	2,952
Cash - Banc of California Reserves	0	170,377	170,377
Cash - VyStar CU Reserves Savings 1649	0	5	5
Cash - VyStar CU Reserves CD 4926 23MO 03/18/27	0	117,043	117,043
Accounts Receivable	69,721	0	69,721
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	13,755	0	13,755
Prepaid Insurance-Package	21,991	0	21,991
Prepaid Insurance-Wind/Hail	1,000	0	1,000
Total Current Assets	554,239	287,425	841,664
Fixed Assets			
Property & Equipment	3,208,051	0	3,208,051
Pool	29	0	29
Equipment	423	0	423
Accumulated Depreciation	(2,478,580)	0	(2,478,580)
Total Fixed Assets	729,922	0	729,922
TOTAL ASSETS	**1,284,161**	**287,425**	**1,571,585**
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	11,665	0	11,665
Prepaid Assessments	86,447	0	86,447
Deferred Assessments	90,427	0	90,427
Reserves - Interest	0	17,070	17,070
Reserves - Deferred Maintenance	0	250,895	250,895
Reserves - Current Year Deferred Maint	0	118,149	118,149
Reserves - Current Year Deferred Maint (Spent)	0	(98,691)	(98,691)
Other Accrued Expenses	1,395	0	1,395
Sign Deposits	191	0	191
Client Payables Collection Notice	(53)	0	(53)
Total Current Liabilities	190,071	287,425	477,496
TOTAL LIABILITIES	190,071	287,425	477,496
FUND BALANCES			
Prior Years Surplus (Deficit)	973,713	0	973,713

Unaudited

YTD Net Surplus (Deficit)	120,376	0	120,376
TOTAL FUND BALANCES	1,094,089	0	1,094,089
TOTAL LIABILITIES AND FUND BALANCES	**1,284,161**	**287,425**	**1,571,585**

Unaudited

The Trails Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 05/31/2026				YTD 05/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	90,417	90,420	(3)	0%	452,093	452,100	(7)	0%	1,085,040	632,947	58%
TOTAL Regular Assessments	90,417	90,420	(3)	0%	452,093	452,100	(7)	0%	1,085,040	632,947	58%
TOTAL Assessments	90,417	90,420	(3)	0%	452,093	452,100	(7)	0%	1,085,040	632,947	58%
Other Income											
Legal Fees	0	0	0	0%	(370)	0	(370)	(100%)	0	370	100%
Lien Filing	1,800	0	1,800	100%	1,774	0	1,774	100%	0	(1,774)	0%
Clubhouse Rental Income	2,952	1,221	1,731	142%	12,048	6,105	5,943	97%	14,655	2,607	18%
RV Compound Rental	6,327	1,292	5,035	390%	6,151	6,460	(309)	(5%)	15,500	9,349	60%
Trade Show	65	125	(60)	(48%)	1,430	625	805	129%	1,500	70	5%
Finance Fees	581	0	581	100%	2,187	0	2,187	100%	0	(2,187)	0%
Pool Pass Income	529	0	529	100%	951	0	951	100%	0	(951)	0%
TOTAL Other Income	12,254	2,638	9,616	365%	24,171	13,190	10,981	83%	31,655	7,484	24%
TOTAL Revenues	102,670	93,058	9,612	10%	476,264	465,290	10,974	2%	1,116,695	640,431	57%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape											
Contracted Lawn Service	26,163	26,667	504	2%	130,817	133,335	2,518	2%	320,000	189,183	59%
Grounds Miscellaneous	0	5,394	5,394	100%	3,854	26,970	23,116	86%	64,725	60,871	94%
Irrigation Repairs	0	750	750	100%	938	3,750	2,812	75%	9,000	8,062	90%
Landscape - General	286	2,117	1,831	87%	921	10,585	9,664	91%	25,404	24,483	96%
Plant Replacement	991	2,975	1,984	67%	16,376	14,875	(1,501)	(10%)	35,700	19,324	54%
Retention Areas	286	687	401	58%	2,064	3,435	1,371	40%	8,250	6,186	75%
Seasonal Decorations	0	1,250	1,250	100%	0	6,250	6,250	100%	15,000	15,000	100%
Signs	140	452	312	69%	1,032	2,260	1,228	54%	5,424	4,392	81%
Supplies/Mulch	0	2,083	2,083	100%	0	10,415	10,415	100%	25,000	25,000	100%
Tree Removal/Maintenance	7,150	2,333	(4,817)	(206%)	9,900	11,665	1,765	15%	28,000	18,100	65%
TOTAL Landscape	35,016	44,708	9,692	22%	165,901	223,540	57,639	26%	536,503	370,602	69%
Pool											
Pool Chemicals	1,281	1,292	11	1%	6,208	6,460	252	4%	15,500	9,292	60%
Pool Gate Attendant	6,095	5,917	(178)	(3%)	30,473	29,585	(888)	(3%)	71,000	40,527	57%

Unaudited

The Trails Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 05/31/2026				YTD 05/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Pool Maintenance Misc.	0	292	292	100%	250	1,460	1,210	83%	3,500	3,250	93%
Pool Repairs/Supplies	495	208	(287)	(138%)	495	1,040	545	52%	2,500	2,005	80%
Pool Service Contract	4,369	4,286	(83)	(2%)	17,476	21,430	3,954	18%	51,429	33,953	66%
TOTAL Pool	12,240	11,995	(245)	(2%)	54,903	59,975	5,072	8%	143,929	89,026	62%
Clubhouse											
Building Interior	0	0	0	0%	150	0	(150)	(100%)	0	(150)	0%
Clubhouse Expense	0	0	0	0%	(28)	0	28	100%	0	28	100%
Community Events	131	517	386	75%	663	2,585	1,922	74%	6,200	5,537	89%
Equipment/Supplies	608	887	279	31%	1,993	4,435	2,442	55%	10,644	8,651	81%
Housekeeping	1,879	1,254	(625)	(50%)	7,517	6,270	(1,247)	(20%)	15,048	7,531	50%
Housekeeping - Events	578	0	(578)	(100%)	2,133	0	(2,133)	(100%)	1	(2,132)	(>999%)
Maintenance/Repairs	0	2,265	2,265	100%	2,770	11,325	8,555	76%	27,180	24,410	90%
Pest Control/Termite Bond	0	183	183	100%	1,434	915	(519)	(57%)	2,196	762	35%
Trade Show	0	164	164	100%	0	820	820	100%	1,968	1,968	100%
TOTAL Clubhouse	3,196	5,270	2,074	39%	16,631	26,350	9,719	37%	63,237	46,606	74%
Other Operating Expenses											
Other Expenses	0	9	9	100%	0	45	45	100%	108	108	100%
TOTAL Other Operating Expenses	0	9	9	100%	0	45	45	100%	108	108	100%
Utilities											
CH-Entrance #21716-35564	48	50	2	5%	251	250	(1)	0%	600	349	58%
Clubhouse #61158-04798	1,648	1,780	132	7%	8,186	8,900	714	8%	21,360	13,174	62%
Electricity - Little Pond	94	127	33	26%	775	635	(140)	(22%)	1,520	745	49%
LK Walden #71679-07760	356	369	13	3%	1,697	1,845	148	8%	4,430	2,733	62%
Nova-WS #51198-06726	41	34	(7)	(20%)	207	170	(37)	(22%)	410	203	50%
VEH Storage Lot #10870-01705	310	350	40	11%	1,551	1,750	199	11%	4,200	2,649	63%
Cable/Internet/Telephone	540	576	36	6%	2,688	2,880	192	7%	6,912	4,224	61%
Security Alarm	0	97	97	100%	294	485	191	39%	1,164	870	75%
Waste Disposal	693	583	(110)	(19%)	3,466	2,915	(551)	(19%)	7,000	3,534	50%
Water/Sewer	925	250	(675)	(270%)	1,697	1,250	(447)	(36%)	3,000	1,303	43%
Irrigation	0	0	0	0%	318	0	(318)	(100%)	1	(317)	(>999%)
TOTAL Utilities	4,655	4,216	(439)	(10%)	21,130	21,080	(50)	0%	50,597	29,467	58%
TOTAL Direct Operating Expenses	55,107	66,198	11,091	17%	258,565	330,990	72,425	22%	794,374	535,809	67%
General and Administrative Expenses											

Unaudited

The Trails Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 05/31/2026				YTD 05/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Expenses											
Professional Fees											
Audit Fees & Tax Prep	0	500	500	100%	0	2,500	2,500	100%	6,000	6,000	100%
Legal Fees	1,822	1,000	(822)	(82%)	3,159	5,000	1,842	37%	12,000	8,842	74%
TOTAL Professional Fees	1,822	1,500	(322)	(21%)	3,159	7,500	4,342	58%	18,000	14,842	82%
Bad Debts											
Bad Debt Expense	0	833	833	100%	(3)	4,165	4,168	100%	10,000	10,003	100%
TOTAL Bad Debts	0	833	833	100%	(3)	4,165	4,168	100%	10,000	10,003	100%
Bank Charges											
Bank Charges	1,115	42	(1,073)	(>999%)	348	210	(138)	(66%)	500	152	30%
TOTAL Bank Charges	1,115	42	(1,073)	(>999%)	348	210	(138)	(66%)	500	152	30%
Homeowner Communications											
Annual Meeting Notice	0	1,320	1,320	100%	0	6,600	6,600	100%	15,840	15,840	100%
Newsletter	0	500	500	100%	1,632	2,500	868	35%	6,000	4,368	73%
Quarterly Statements	0	990	990	100%	0	4,950	4,950	100%	11,880	11,880	100%
TOTAL Homeowner Communications	0	2,810	2,810	100%	1,632	14,050	12,418	88%	33,720	32,088	95%
Insurance											
General, Property & Liability	2,887	2,379	(508)	(21%)	14,893	11,895	(2,998)	(25%)	28,550	13,657	48%
Insurance	388	1,049	661	63%	1,550	5,245	3,695	70%	12,588	11,038	88%
TOTAL Insurance	3,274	3,428	154	4%	16,444	17,140	696	4%	41,138	24,694	60%
Contracted Services											
Onsite Management	14,203	13,941	(262)	(2%)	61,151	69,705	8,554	12%	167,290	106,139	63%
Professional Management Contract	2,143	2,143	0	0%	10,717	10,715	(2)	0%	25,720	15,003	58%
TOTAL Contracted Services	16,347	16,084	(263)	(2%)	71,868	80,420	8,552	11%	193,010	121,142	63%
Administrative											
Additional Mailing	0	477	477	100%	45	2,385	2,340	98%	5,725	5,680	99%
Copier Lease	338	342	4	1%	338	1,710	1,372	80%	4,100	3,762	92%
Miscellaneous Admin	793	0	(793)	(100%)	4,613	0	(4,613)	(100%)	0	(4,613)	0%
Postage/On-site Stamps	0	23	23	100%	0	115	115	100%	280	280	100%
Supplies	0	1,304	1,304	100%	(1,119)	6,520	7,639	117%	15,648	16,767	107%
UBR Report	0	17	17	100%	0	85	85	100%	200	200	100%
TOTAL Administrative Expenses	1,131	2,163	1,032	48%	3,876	10,815	6,939	64%	25,953	22,077	85%
TOTAL General and Administrative Expenses	23,689	26,860	3,171	12%	97,323	134,300	36,977	28%	322,321	224,998	70%

Unaudited

The Trails Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 05/31/2026				YTD 05/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
TOTAL Operating Expenses	78,795	93,058	14,263	15%	355,888	465,290	109,402	24%	1,116,695	760,807	68%
TOTAL Expenses	78,795	93,058	14,263	15%	355,888	465,290	109,402	24%	1,116,695	760,807	68%
NET SURPLUS (DEFICIT)	23,875	0	23,875	100%	120,376	0	120,376	100%	0	(120,376)	0%

Unaudited

The Trails Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 05/31/2026				YTD 05/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Other Income											
Interest Income	110	0	110	100%	1,737	0	1,737	100%	0	(1,737)	0%
TOTAL Other Income	110	0	110	100%	1,737	0	1,737	100%	0	(1,737)	0%
TOTAL Revenues	110	0	110	100%	1,737	0	1,737	100%	0	(1,737)	0%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	3,722	0	(3,722)	(100%)	3,722	0	(3,722)	(100%)	0	(3,722)	0%
TOTAL Capital Expenditures	3,722	0	(3,722)	(100%)	3,722	0	(3,722)	(100%)	0	(3,722)	0%
TOTAL Capital Expenditures (Non-capitalized)	3,722	0	(3,722)	(100%)	3,722	0	(3,722)	(100%)	0	(3,722)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	(3,612)	0	3,612	100%	(1,986)	0	1,986	100%	0	1,986	100%
TOTAL Transfer to Reserves & Other Expenses	(3,612)	0	3,612	100%	(1,986)	0	1,986	100%	0	1,986	100%
TOTAL Expenses	110	0	(110)	(100%)	1,737	0	(1,737)	(100%)	0	(1,737)	0%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%

Unaudited