June 2026 Financial Report

The Trails Homeowners Association, Inc.

June 2026

Prepared on July 09, 2026

The Trails Homeowners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 06/30/2026 Actual	(2) Reserve Fund As of 06/30/2026 Actual	All Funds As of 06/30/2026 Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	492,168	0	492,168
Cash - Deposits in Transit	561	0	561
Cash - Banc of California Reserves	0	162,481	162,481
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	57,001	0	57,001
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	12,835	0	12,835
Prepaid Insurance-Package	19,217	0	19,217
Prepaid Insurance-Wind/Hail	500	0	500
Total Current Assets	561,426	279,529	840,955
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	**1,291,348**	**279,529**	**1,570,876**
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	17,398	0	17,398
Prepaid Assessments	154,910	0	154,910
Reserves - Interest	0	17,174	17,174
Reserves - Deferred Maintenance	0	242,895	242,895
Reserves - Current Year Deferred Maint	0	118,149	118,149
Reserves - Current Year Deferred Maint (Spent)	0	(98,691)	(98,691)
Other Accrued Expenses	1,028	0	1,028
Sign Deposits	191	0	191
Client Payables Collection Notice	(53)	0	(53)
Client Payables NSF	35	0	35
Total Current Liabilities	173,510	279,529	453,038
TOTAL LIABILITIES	173,510	279,529	453,038
FUND BALANCES			
Fund Transfers	(50)	0	(50)

Unaudited

Prior Years Surplus (Deficit)	973,713	0	973,713
YTD Net Surplus (Deficit)	144,175	0	144,175
TOTAL FUND BALANCES	1,117,838	0	1,117,838
TOTAL LIABILITIES AND FUND BALANCES	**1,291,348**	**279,529**	**1,570,876**

Unaudited

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2026				YTD 06/30/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	90,427	90,420	7	0%	542,520	542,520	0	0%	1,085,040	542,520	50%
TOTAL Regular Assessments	90,427	90,420	7	0%	542,520	542,520	0	0%	1,085,040	542,520	50%
TOTAL Assessments	90,427	90,420	7	0%	542,520	542,520	0	0%	1,085,040	542,520	50%
Other Income											
Legal Fees	0	0	0	0%	(370)	0	(370)	(100%)	0	370	100%
Lien Filing	550	0	550	100%	2,324	0	2,324	100%	0	(2,324)	0%
Clubhouse Rental Income	2,098	1,221	877	72%	14,146	7,326	6,820	93%	14,655	509	3%
RV Compound Rental	7,733	1,292	6,441	499%	13,884	7,752	6,132	79%	15,500	1,616	10%
Trade Show	0	125	(125)	(100%)	1,430	750	680	91%	1,500	70	5%
Finance Fees	161	0	161	100%	2,348	0	2,348	100%	0	(2,348)	0%
Pool Pass Income	724	0	724	100%	1,675	0	1,675	100%	0	(1,675)	0%
TOTAL Other Income	11,266	2,638	8,628	327%	35,437	15,828	19,609	124%	31,655	(3,782)	(12%)
TOTAL Revenues	101,692	93,058	8,634	9%	577,957	558,348	19,609	4%	1,116,695	538,738	48%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape											
Contracted Lawn Service	26,948	26,667	(281)	(1%)	157,765	160,002	2,237	1%	320,000	162,235	51%
Grounds Miscellaneous	255	5,394	5,139	95%	4,109	32,364	28,255	87%	64,725	60,616	94%
Irrigation Repairs	591	750	159	21%	1,530	4,500	2,970	66%	9,000	7,470	83%
Landscape - General	0	2,117	2,117	100%	921	12,702	11,781	93%	25,404	24,483	96%
Plant Replacement	0	2,975	2,975	100%	16,376	17,850	1,474	8%	35,700	19,324	54%
Retention Areas	0	687	687	100%	2,064	4,122	2,058	50%	8,250	6,186	75%
Seasonal Decorations	0	1,250	1,250	100%	0	7,500	7,500	100%	15,000	15,000	100%
Signs	70	452	382	85%	1,102	2,712	1,610	59%	5,424	4,322	80%
Supplies/Mulch	0	2,083	2,083	100%	0	12,498	12,498	100%	25,000	25,000	100%
Tree Removal/Maintenance	0	2,333	2,333	100%	9,900	13,998	4,098	29%	28,000	18,100	65%
TOTAL Landscape	27,865	44,708	16,843	38%	193,766	268,248	74,482	28%	536,503	342,737	64%
Pool											
Pool Chemicals	1,219	1,292	73	6%	7,427	7,752	325	4%	15,500	8,073	52%
Pool Gate Attendant	6,095	5,917	(178)	(3%)	36,568	35,502	(1,066)	(3%)	71,000	34,432	48%

Unaudited

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2026				YTD 06/30/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Pool Maintenance Misc.	0	292	292	100%	250	1,752	1,502	86%	3,500	3,250	93%
Pool Repairs/Supplies	388	208	(180)	(87%)	884	1,248	364	29%	2,500	1,616	65%
Pool Service Contract	4,369	4,286	(83)	(2%)	21,845	25,716	3,871	15%	51,429	29,584	58%
TOTAL Pool	12,071	11,995	(76)	(1%)	66,974	71,970	4,996	7%	143,929	76,955	53%
Clubhouse											
Clubhouse Expense	28	0	(28)	(100%)	0	0	0	0%	0	0	0%
Community Events	0	517	517	100%	663	3,102	2,439	79%	6,200	5,537	89%
Equipment/Supplies	231	887	656	74%	2,224	5,322	3,098	58%	10,644	8,420	79%
Housekeeping	1,879	1,254	(625)	(50%)	9,397	7,524	(1,873)	(25%)	15,048	5,651	38%
Housekeeping - Events	1,334	0	(1,334)	(100%)	3,467	0	(3,467)	(100%)	1	(3,466)	(>999%)
Maintenance/Repairs	0	2,265	2,265	100%	2,920	13,590	10,670	79%	27,180	24,260	89%
Pest Control/Termite Bond	256	183	(73)	(40%)	1,689	1,098	(591)	(54%)	2,196	507	23%
Trade Show	0	164	164	100%	0	984	984	100%	1,968	1,968	100%
TOTAL Clubhouse	3,729	5,270	1,541	29%	20,360	31,620	11,260	36%	63,237	42,877	68%
Other Operating Expenses											
Other Expenses	0	9	9	100%	0	54	54	100%	108	108	100%
TOTAL Other Operating Expenses	0	9	9	100%	0	54	54	100%	108	108	100%
Utilities											
CH-Entrance #21716-35564	49	50	1	3%	299	300	1	0%	600	301	50%
Clubhouse #61158-04798	1,686	1,780	94	5%	9,873	10,680	807	8%	21,360	11,487	54%
Electricity - Little Pond	127	127	0	0%	902	762	(140)	(18%)	1,520	618	41%
LK Walden #71679-07760	313	369	56	15%	2,010	2,214	204	9%	4,430	2,420	55%
Nova-WS #51198-06726	34	34	0	0%	241	204	(37)	(18%)	410	169	41%
VEH Storage Lot #10870-01705	300	350	50	14%	1,851	2,100	249	12%	4,200	2,349	56%
Cable/Internet/Telephone	540	576	36	6%	3,228	3,456	228	7%	6,912	3,684	53%
Security Alarm	0	97	97	100%	294	582	288	50%	1,164	870	75%
Waste Disposal	693	583	(110)	(19%)	4,159	3,498	(661)	(19%)	7,000	2,841	41%
Water/Sewer	115	250	135	54%	1,811	1,500	(311)	(21%)	3,000	1,189	40%
Irrigation	156	0	(156)	(100%)	474	0	(474)	(100%)	1	(473)	(>999%)
TOTAL Utilities	4,012	4,216	204	5%	25,142	25,296	154	1%	50,597	25,455	50%
TOTAL Direct Operating Expenses	47,676	66,198	18,522	28%	306,241	397,188	90,947	23%	794,374	488,133	61%
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 06/30/2026				YTD 06/30/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Professional Fees											
Audit Fees & Tax Prep	0	500	500	100%	0	3,000	3,000	100%	6,000	6,000	100%
Legal Fees	3,800	1,000	(2,800)	(280%)	6,959	6,000	(959)	(16%)	12,000	5,042	42%
TOTAL Professional Fees	3,800	1,500	(2,300)	(153%)	6,959	9,000	2,042	23%	18,000	11,042	61%
Bad Debts											
Bad Debt Expense	256	833	577	69%	253	4,998	4,745	95%	10,000	9,747	97%
TOTAL Bad Debts	256	833	577	69%	253	4,998	4,745	95%	10,000	9,747	97%
Bank Charges											
Bank Charges	895	42	(853)	(>999%)	1,242	252	(990)	(393%)	500	(742)	(148%)
TOTAL Bank Charges	895	42	(853)	(>999%)	1,242	252	(990)	(393%)	500	(742)	(148%)
Homeowner Communications											
Annual Meeting Notice	0	1,320	1,320	100%	0	7,920	7,920	100%	15,840	15,840	100%
Newsletter	1,159	500	(659)	(132%)	2,791	3,000	209	7%	6,000	3,209	53%
Quarterly Statements	0	990	990	100%	0	5,940	5,940	100%	11,880	11,880	100%
TOTAL Homeowner Communications	1,159	2,810	1,651	59%	2,791	16,860	14,069	83%	33,720	30,929	92%
Insurance											
General, Property & Liability	2,887	2,379	(508)	(21%)	17,780	14,274	(3,506)	(25%)	28,550	10,770	38%
Insurance	388	1,049	661	63%	1,938	6,294	4,356	69%	12,588	10,650	85%
TOTAL Insurance	3,274	3,428	154	4%	19,718	20,568	850	4%	41,138	21,420	52%
Contracted Services											
Onsite Management	13,612	13,941	329	2%	74,763	83,646	8,883	11%	167,290	92,527	55%
Professional Management Contract	2,143	2,143	0	0%	12,860	12,858	(2)	0%	25,720	12,860	50%
TOTAL Contracted Services	15,755	16,084	329	2%	87,623	96,504	8,881	9%	193,010	105,387	55%
Administrative											
Additional Mailing	0	477	477	100%	45	2,862	2,817	98%	5,725	5,680	99%
Copier Lease	0	342	342	100%	338	2,052	1,714	84%	4,100	3,762	92%
Miscellaneous Admin	5,078	0	(5,078)	(100%)	9,691	0	(9,691)	(100%)	0	(9,691)	0%
Postage/On-site Stamps	0	23	23	100%	0	138	138	100%	280	280	100%
Supplies	0	1,304	1,304	100%	(1,119)	7,824	8,943	114%	15,648	16,767	107%
UBR Report	0	17	17	100%	0	102	102	100%	200	200	100%
TOTAL Administrative Expenses	5,078	2,163	(2,915)	(135%)	8,955	12,978	4,023	31%	25,953	16,998	65%
TOTAL General and Administrative Expenses	30,217	26,860	(3,357)	(12%)	127,540	161,160	33,620	21%	322,321	194,781	60%

Unaudited

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2026				YTD 06/30/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
TOTAL Operating Expenses	77,894	93,058	15,164	16%	433,782	558,348	124,566	22%	1,116,695	682,913	61%
TOTAL Expenses	77,894	93,058	15,164	16%	433,782	558,348	124,566	22%	1,116,695	682,913	61%
NET SURPLUS (DEFICIT)	23,799	0	23,799	100%	144,175	0	144,175	100%	0	(144,175)	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 06/30/2026				YTD 06/30/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Other Income											
Interest Income	104	0	104	100%	1,841	0	1,841	100%	0	(1,841)	0%
TOTAL Other Income	104	0	104	100%	1,841	0	1,841	100%	0	(1,841)	0%
TOTAL Revenues	104	0	104	100%	1,841	0	1,841	100%	0	(1,841)	0%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	8,000	0	(8,000)	(100%)	11,722	0	(11,722)	(100%)	0	(11,722)	0%
TOTAL Capital Expenditures	8,000	0	(8,000)	(100%)	11,722	0	(11,722)	(100%)	0	(11,722)	0%
TOTAL Capital Expenditures (Non-capitalized)	8,000	0	(8,000)	(100%)	11,722	0	(11,722)	(100%)	0	(11,722)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	(7,896)	0	7,896	100%	(9,881)	0	9,881	100%	0	9,881	100%
TOTAL Transfer to Reserves & Other Expenses	(7,896)	0	7,896	100%	(9,881)	0	9,881	100%	0	9,881	100%
TOTAL Expenses	104	0	(104)	(100%)	1,841	0	(1,841)	(100%)	0	(1,841)	0%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%

Unaudited