

April 2026 Financial Report

The Trails Homeowners Association, Inc.

April 2026



Prepared on May 11, 2026

The Trails Homeowners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 04/30/2026 <hr/> Actual	(2) Reserve Fund As of 04/30/2026 <hr/> Actual	All Funds As of 04/30/2026 <hr/> Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	501,552	0	501,552
Cash - Banc of California Reserves	0	173,988	173,988
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	88,392	0	88,392
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	14,969	0	14,969
Prepaid Insurance-Package	25,258	0	25,258
Prepaid Insurance-Wind/Hail	1,500	0	1,500
Total Current Assets	610,815	291,036	901,851
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	1,340,737	291,036	1,631,773
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	9,910	0	9,910
Prepaid Assessments	78,950	0	78,950
Deferred Assessments	180,843	0	180,843
Reserves - Interest	0	6,837	6,837
Reserves - Deferred Maintenance	0	254,618	254,618
Reserves - Current Year Deferred Maint	0	118,149	118,149
Reserves - Current Year Deferred Maint (Spent)	0	(98,691)	(98,691)
Other Accrued Expenses	681	0	681
Sign Deposits	191	0	191
Deferred Revenue - Interest	0	10,123	10,123
Client Payables Collection Notice	(53)	0	(53)
Total Current Liabilities	270,522	291,036	561,559
TOTAL LIABILITIES	270,522	291,036	561,559
FUND BALANCES			
Prior Years Surplus (Deficit)	973,713	0	973,713

Unaudited

YTD Net Surplus (Deficit)	96,502	0	96,502
TOTAL FUND BALANCES	<u>1,070,214</u>	<u>0</u>	<u>1,070,214</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,340,737</u>	<u>291,036</u>	<u>1,631,773</u>

The Trails Homeowners Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 04/30/2026			YTD 04/30/2026			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Pool Maintenance Misc.	0	292	292	100%	250	1,168	918	79%	3,500	3,250	93%
Pool Repairs/Supplies	0	208	208	100%	0	832	832	100%	2,500	2,500	100%
Pool Service Contract	4,369	4,286	(83)	(2%)	13,107	17,144	4,037	24%	51,429	38,322	75%
TOTAL Pool	11,714	11,995	281	2%	42,663	47,980	5,317	11%	143,929	101,266	70%
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	532	517	(15)	(3%)	532	2,068	1,536	74%	6,200	5,668	91%
Equipment/Supplies	338	887	549	62%	1,385	3,548	2,163	61%	10,644	9,259	87%
Housekeeping	1,879	1,254	(625)	(50%)	5,638	5,016	(622)	(12%)	15,048	9,410	63%
Housekeeping - Events	578	0	(578)	(100%)	1,555	0	(1,555)	(100%)	1	(1,554)	(>999%)
Maintenance/Repairs	140	2,265	2,125	94%	2,770	9,060	6,290	69%	27,180	24,410	90%
Pest Control/Termite Bond	1,270	183	(1,087)	(594%)	1,434	732	(702)	(96%)	2,196	762	35%
Trade Show	0	164	164	100%	0	656	656	100%	1,968	1,968	100%
TOTAL Clubhouse	4,737	5,270	533	10%	13,435	21,080	7,645	36%	63,237	49,802	79%
Other Operating Expenses											
Other Expenses	0	9	9	100%	0	36	36	100%	108	108	100%
TOTAL Other Operating Expenses	0	9	9	100%	0	36	36	100%	108	108	100%
Utilities											
CH-Entrance #21716-35564	47	50	3	6%	203	200	(3)	(2%)	600	397	66%
Clubhouse #61158-04798	1,457	1,780	323	18%	6,538	7,120	582	8%	21,360	14,822	69%
Electricity - Little Pond	36	127	91	72%	682	508	(174)	(34%)	1,520	838	55%
LK Walden #71679-07760	345	369	24	6%	1,341	1,476	135	9%	4,430	3,089	70%
Nova-WS #51198-06726	40	34	(6)	(18%)	166	136	(30)	(22%)	410	244	59%
VEH Storage Lot #10870-01705	310	350	40	11%	1,241	1,400	159	11%	4,200	2,959	70%
Cable/Internet/Telephone	540	576	36	6%	2,148	2,304	156	7%	6,912	4,764	69%
Security Alarm	0	97	97	100%	294	388	94	24%	1,164	870	75%
Waste Disposal	693	583	(110)	(19%)	2,773	2,332	(441)	(19%)	7,000	4,227	60%
Water/Sewer	113	250	137	55%	772	1,000	228	23%	3,000	2,228	74%
Irrigation	175	0	(175)	(100%)	318	0	(318)	(100%)	1	(317)	(>999%)
TOTAL Utilities	3,758	4,216	458	11%	16,475	16,864	389	2%	50,597	34,122	67%
TOTAL Direct Operating Expenses	47,290	66,198	18,908	29%	203,458	264,792	61,334	23%	794,374	590,916	74%
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 04/30/2026			YTD 04/30/2026			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Professional Fees											
Audit Fees & Tax Prep	0	500	500	100%	0	2,000	2,000	100%	6,000	6,000	100%
Legal Fees	0	1,000	1,000	100%	1,337	4,000	2,664	67%	12,000	10,564	89%
TOTAL Professional Fees	0	1,500	1,500	100%	1,337	6,000	4,664	78%	18,000	16,664	93%
Bad Debts											
Bad Debt Expense	(1)	833	834	100%	(3)	3,332	3,335	100%	10,000	10,003	100%
TOTAL Bad Debts	(1)	833	834	100%	(3)	3,332	3,335	100%	10,000	10,003	100%
Bank Charges											
Bank Charges	1,811	42	(1,769)	(>999%)	(767)	168	935	557%	500	1,267	253%
TOTAL Bank Charges	1,811	42	(1,769)	(>999%)	(767)	168	935	557%	500	1,267	253%
Homeowner Communications											
Annual Meeting Notice	0	1,320	1,320	100%	0	5,280	5,280	100%	15,840	15,840	100%
Newsletter	0	500	500	100%	1,632	2,000	368	18%	6,000	4,368	73%
Quarterly Statements	0	990	990	100%	0	3,960	3,960	100%	11,880	11,880	100%
TOTAL Homeowner Communications	0	2,810	2,810	100%	1,632	11,240	9,608	85%	33,720	32,088	95%
Insurance											
General, Property & Liability	3,010	2,379	(631)	(27%)	12,006	9,516	(2,490)	(26%)	28,550	16,544	58%
Insurance	388	1,049	661	63%	1,163	4,196	3,033	72%	12,588	11,425	91%
TOTAL Insurance	3,397	3,428	31	1%	13,169	13,712	543	4%	41,138	27,969	68%
Contracted Services											
Onsite Management	10,082	13,941	3,859	28%	46,948	55,764	8,816	16%	167,290	120,342	72%
Professional Management Contract	2,143	2,143	0	0%	8,573	8,572	(1)	0%	25,720	17,147	67%
TOTAL Contracted Services	12,225	16,084	3,859	24%	55,521	64,336	8,815	14%	193,010	137,489	71%
Administrative											
Additional Mailing	0	477	477	100%	45	1,908	1,863	98%	5,725	5,680	99%
Copier Lease	0	342	342	100%	0	1,368	1,368	100%	4,100	4,100	100%
Miscellaneous Admin	522	0	(522)	(100%)	3,820	0	(3,820)	(100%)	0	(3,820)	0%
Postage/On-site Stamps	0	23	23	100%	0	92	92	100%	280	280	100%
Supplies	0	1,304	1,304	100%	(1,119)	5,216	6,335	121%	15,648	16,767	107%
UBR Report	0	17	17	100%	0	68	68	100%	200	200	100%
TOTAL Administrative Expenses	522	2,163	1,641	76%	2,746	8,652	5,906	68%	25,953	23,207	89%
TOTAL General and Administrative Expenses	17,955	26,860	8,905	33%	73,634	107,440	33,806	31%	322,321	248,687	77%

Unaudited

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending			YTD			Budget			
	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	
	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Operating Expenses	93,058	27,813	30%	277,093	372,232	95,139	26%	1,116,695	839,602	75%
TOTAL Expenses	93,058	27,813	30%	277,093	372,232	95,139	26%	1,116,695	839,602	75%
NET SURPLUS (DEFICIT)	0	30,532	100%	96,502	0	96,502	100%	0	(96,502)	0%

The Trails Homeowners Association, Inc.

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending			YTD			Budget				
	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026	04/30/2026		
\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %	
Revenues											
Other Income											
Interest Income	107	0	107	100%	1,626	0	1,626	100%	0	(1,626)	0%
TOTAL Other Income	107	0	107	100%	1,626	0	1,626	100%	0	(1,626)	0%
TOTAL Revenues	107	0	107	100%	1,626	0	1,626	100%	0	(1,626)	0%
Expenses											
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	107	0	(107)	(100%)	1,626	0	(1,626)	(100%)	0	(1,626)	0%
TOTAL Transfer to Reserves & Other Expenses	107	0	(107)	(100%)	1,626	0	(1,626)	(100%)	0	(1,626)	0%
TOTAL Expenses	107	0	(107)	(100%)	1,626	0	(1,626)	(100%)	0	(1,626)	0%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%