

November 2025 Financial Report

The Trails Homeowners Association, Inc.

November 2025



Prepared on December 10, 2025

The Trails Homeowners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 11/30/2025 <hr/> Actual	(2) Reserve Fund As of 11/30/2025 <hr/> Actual	All Funds As of 11/30/2025 <hr/> Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	329,519	0	329,519
Cash - Banc of California Reserves	0	174,074	174,074
Cash - VyStar CU Reserves Savings 1649	0	5	5
Cash - VyStar CU Reserves CD 4926 23MO 03/18/27	0	115,452	115,452
Accounts Receivable	71,259	0	71,259
Accounts Receivable - Other	7,418	0	7,418
Accounts Receivable - Prior Owners	218	0	218
Allowance for Bad Debts	(28,492)	0	(28,492)
Ppd Pkg Insurance 2/1/24-25 \$26,165.89	5,272	0	5,272
Ppd Wind/Hail Ins 9/1/24-25 \$5,286.00	4,678	0	4,678
Total Current Assets	<hr/> 389,872	<hr/> 289,531	<hr/> 679,403
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	<hr/> 729,922	<hr/> 0	<hr/> 729,922
TOTAL ASSETS	<hr/> 1,119,793	<hr/> 289,531	<hr/> 1,409,325
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	13,850	4,941	18,791
Prepaid Assessments	28,360	0	28,360
Deferred Assessments	86,130	0	86,130
Reserves - Interest	0	6,837	6,837
Reserves - Deferred Maintenance	0	244,160	244,160
Reserves - Current Year Deferred Maint	0	124,300	124,300
Reserves - Current Year Deferred Maint (Spent)	0	(98,691)	(98,691)
Other Accrued Expenses	320	0	320
Sign Deposits	191	0	191
Deferred Revenue - Interest	0	7,985	7,985
Client Payables Collection Notice	148	0	148
Total Current Liabilities	<hr/> 128,998	<hr/> 289,531	<hr/> 418,530
TOTAL LIABILITIES	<hr/> 128,998	<hr/> 289,531	<hr/> 418,530
FUND BALANCES			
Prior Years Surplus (Deficit)	945,867	0	945,867
YTD Net Surplus (Deficit)	44,928	0	44,928

Unaudited

TOTAL FUND BALANCES

990,795 0 990,795

TOTAL LIABILITIES AND FUND BALANCES

1,119,793 289,531 1,409,325

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				
	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	86,130	86,130	0	0%	953,924	947,430	6,494	1%	1,033,560	79,636	8%
TOTAL Regular Assessments	86,130	86,130	0	0%	953,924	947,430	6,494	1%	1,033,560	79,636	8%
Assessment Allocation											
Assessment Allocation	(10,461)	(10,461)	0	0%	(115,071)	(115,071)	0	0%	(125,529)	(10,458)	8%
TOTAL Assessment Allocation	(10,461)	(10,461)	0	0%	(115,071)	(115,071)	0	0%	(125,529)	(10,458)	8%
TOTAL Assessments	75,669	75,669	0	0%	838,853	832,359	6,494	1%	908,031	69,178	8%
Other Income											
Legal Fees	370	0	370	100%	370	0	370	100%	0	(370)	0%
Clubhouse Rental Income	1,625	1,542	83	5%	14,893	16,962	(2,069)	(12%)	18,500	3,607	19%
Newspaper Income	750	0	750	100%	2,186	0	2,186	100%	0	(2,186)	0%
Prior Year Operating Surplus Income	0	(258)	258	(100%)	703	(2,838)	3,541	(125%)	(3,091)	(3,794)	123%
RV Compound Rental	(410)	1,292	(1,702)	(132%)	15,524	14,212	1,312	9%	15,500	(24)	0%
Trade Show	0	125	(125)	(100%)	1,885	1,375	510	37%	1,500	(385)	(26%)
Finance Fees	531	0	531	100%	5,164	0	5,164	100%	0	(5,164)	0%
Pool Pass Income	0	83	(83)	(100%)	1,286	913	373	41%	1,000	(286)	(29%)
TOTAL Other Income	2,865	2,784	81	3%	42,011	30,624	11,387	37%	33,409	(8,602)	(26%)
TOTAL Revenues	78,534	78,453	81	0%	880,864	862,983	17,881	2%	941,440	60,576	6%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape											
Contracted Lawn Service	26,163	25,846	(317)	(1%)	283,986	284,306	320	0%	310,158	26,172	8%
Grounds Miscellaneous	0	3,326	3,326	100%	11,929	36,586	24,657	67%	39,918	27,989	70%
Irrigation Repairs	0	755	755	100%	4,245	8,305	4,060	49%	9,065	4,820	53%
Plant Replacement	0	1,750	1,750	100%	7,138	19,250	12,112	63%	21,000	13,862	66%
Retention Areas	0	687	687	100%	3,825	7,557	3,732	49%	8,240	4,415	54%
Seasonal Decorations	4,385	1,250	(3,135)	(251%)	11,770	13,750	1,980	14%	15,000	3,230	22%
Signs	175	292	117	40%	3,213	3,212	(1)	0%	3,500	287	8%
Supplies/Mulch	0	2,083	2,083	100%	0	22,913	22,913	100%	25,000	25,000	100%
Tree Removal/Maintenance	0	2,333	2,333	100%	27,750	25,663	(2,087)	(8%)	28,000	250	1%
TOTAL Landscape	31,723	37,533	5,810	16%	132,637	147,177	14,540	10%	161,896	24,719	15%
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				
	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
	30,123	30,344	1,221	4%	333,333	441,344	108,011	31%	433,001	1,007,023	23%
TOTAL LANDSCAPE											
Pool											
Pool Chemicals	17,019	1,237	(15,782)	(>999%)	29,351	13,607	(15,744)	(116%)	14,850	(14,501)	(98%)
Pool Gate Attendant	5,635	5,635	0	0%	62,140	61,985	(155)	0%	67,615	5,475	8%
Pool Maintenance Misc.	0	292	292	100%	9,660	3,212	(6,448)	(201%)	3,500	(6,160)	(176%)
Pool Repairs/Supplies	882	208	(674)	(324%)	2,260	2,288	28	1%	2,500	240	10%
Pool Service Contract	4,161	4,082	(79)	(2%)	47,244	44,902	(2,342)	(5%)	48,980	1,736	4%
TOTAL Pool	27,696	11,454	(16,242)	(142%)	150,655	125,994	(24,661)	(20%)	137,445	(13,210)	(10%)
Clubhouse											
Community Events	(1,002)	417	1,419	340%	10,668	4,587	(6,081)	(133%)	5,000	(5,668)	(113%)
Equipment/Supplies	0	542	542	100%	5,442	5,962	520	9%	6,500	1,058	16%
Housekeeping	1,790	1,125	(665)	(59%)	11,790	12,375	585	5%	13,500	1,710	13%
Housekeeping - Events	288	0	(288)	(100%)	5,197	0	(5,197)	(100%)	1	(5,196)	(>999%)
Maintenance/Repairs	350	1,312	963	73%	14,821	14,432	(389)	(3%)	15,750	929	6%
Pest Control/Termite Bond	0	200	200	100%	1,281	2,200	919	42%	2,400	1,119	47%
Trade Show	0	83	83	100%	958	913	(45)	(5%)	1,000	42	4%
TOTAL Clubhouse	1,426	3,679	2,253	61%	50,158	40,469	(9,689)	(24%)	44,151	(6,007)	(14%)
Other Operating Expenses											
Other Expenses	338	330	(8)	(2%)	676	3,630	2,954	81%	3,960	3,284	83%
TOTAL Other Operating Expenses	338	330	(8)	(2%)	676	3,630	2,954	81%	3,960	3,284	83%
Utilities											
CH-Entrance #21716-35564	51	40	(11)	(27%)	522	440	(82)	(19%)	480	(42)	(9%)
Clubhouse #61158-04798	1,687	1,367	(320)	(23%)	17,612	15,037	(2,575)	(17%)	16,410	(1,202)	(7%)
Electricity - Little Pond	106	127	21	16%	1,160	1,397	237	17%	1,520	360	24%
LK Walden #71679-07760	321	325	4	1%	3,475	3,575	100	3%	3,900	425	11%
Nova-WS #51198-06726	35	34	(1)	(3%)	333	374	41	11%	410	77	19%
VEH Storage Lot #10870-01705	351	303	(48)	(16%)	3,506	3,333	(173)	(5%)	3,640	134	4%
Cable/Internet/Telephone	531	433	(98)	(23%)	5,789	4,763	(1,026)	(22%)	5,200	(589)	(11%)
Security Alarm	0	97	97	100%	819	1,067	248	23%	1,164	345	30%
Waste Disposal	693	583	(110)	(19%)	7,220	6,413	(807)	(13%)	7,000	(220)	(3%)
Water/Sewer	50	250	200	80%	1,409	2,750	1,341	49%	3,000	1,591	53%
Irrigation	0	0	0	0%	874	0	(874)	(100%)	1	(873)	(>999%)
TOTAL Utilities	3,825	3,559	(266)	(7%)	42,720	39,149	(3,571)	(9%)	42,725	5	0%
TOTAL Direct Operating Expenses	64,008	57,344	(6,664)	(12%)	598,064	630,784	32,720	5%	688,162	90,098	13%

Unaudited

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2025			YTD 11/30/2025			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
General and Administrative Expenses											
Professional Fees											
Audit Fees & Tax Prep	0	500	500	100%	3,250	5,500	2,250	41%	6,000	2,750	46%
Legal Fees	4,039	1,021	(3,018)	(296%)	10,004	11,231	1,227	11%	12,250	2,246	18%
Legal Fees - Reimbursable	0	0	0	0%	1,800	0	(1,800)	(100%)	0	(1,800)	0%
TOTAL Professional Fees	4,039	1,521	(2,518)	(166%)	15,054	16,731	1,677	10%	18,250	3,196	18%
Bad Debts											
Bad Debt Expense	0	833	833	100%	5,862	9,163	3,301	36%	10,000	4,138	41%
TOTAL Bad Debts	0	833	833	100%	5,862	9,163	3,301	36%	10,000	4,138	41%
Bank Charges											
Bank Charges	(850)	42	892	>999%	1,175	462	(713)	(154%)	500	(675)	(135%)
TOTAL Bank Charges	(850)	42	892	>999%	1,175	462	(713)	(154%)	500	(675)	(135%)
Homeowner Communications											
Newsletter	147	417	270	65%	3,411	4,587	1,176	26%	5,000	1,589	32%
TOTAL Homeowner Communications	147	417	270	65%	3,411	4,587	1,176	26%	5,000	1,589	32%
Insurance											
General, Property & Liability	3,071	2,847	(224)	(8%)	31,017	31,317	300	1%	34,166	3,149	9%
TOTAL Insurance	3,071	2,847	(224)	(8%)	31,017	31,317	300	1%	34,166	3,149	9%
Contracted Services											
Onsite Management	13,304	11,330	(1,974)	(17%)	145,391	124,630	(20,761)	(17%)	135,960	(9,431)	(7%)
Professional Management Contract	1,980	1,980	0	0%	21,780	21,780	0	0%	23,760	1,980	8%
TOTAL Contracted Services	15,284	13,310	(1,974)	(15%)	167,171	146,410	(20,761)	(14%)	159,720	(7,451)	(5%)
Administrative											
Miscellaneous Admin	213	138	(75)	(54%)	5,402	1,518	(3,884)	(256%)	1,656	(3,746)	(226%)
Quarterly Statements	328	827	499	60%	1,889	9,097	7,208	79%	9,924	8,035	81%
Supplies	1,497	1,125	(372)	(33%)	5,133	12,375	7,242	59%	13,500	8,367	62%
UBR Report	0	47	47	100%	0	517	517	100%	562	562	100%
TOTAL Administrative Expenses	2,037	2,137	100	5%	12,424	23,507	11,083	47%	25,642	13,218	52%
TOTAL General and Administrative Expenses	23,729	21,107	(2,622)	(12%)	236,114	232,177	(3,937)	(2%)	253,278	17,164	7%
TOTAL Operating Expenses (Non-capitalized)	87,736	78,451	(9,285)	(12%)	834,178	862,961	28,783	3%	941,440	107,262	11%

Unaudited

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2025			YTD 11/30/2025			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Capital Expenditures											
Capital Expenditures	0	0	0	0%	1,757	0	(1,757)	(100%)	0	(1,757)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	1,757	0	(1,757)	(100%)	0	(1,757)	0%
TOTAL Expenses	0	0	0	0%	1,757	0	(1,757)	(100%)	0	(1,757)	0%
NET SURPLUS (DEFICIT)	87,736	78,451	(9,285)	(12%)	835,936	862,961	27,025	3%	941,440	105,504	11%
	(9,202)	2	(9,204)	(>999%)	44,928	22	44,906	>999%	0	(44,928)	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				
	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11/30/2025		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	10,461	10,461	0	0%	115,071	115,071	0	0%	125,529	10,458	8%
TOTAL Assessment Allocation	10,461	10,461	0	0%	115,071	115,071	0	0%	125,529	10,458	8%
TOTAL Assessments	10,461	10,461	0	0%	115,071	115,071	0	0%	125,529	10,458	8%
Other Income											
Interest Income	528	0	528	100%	7,985	0	7,985	100%	0	(7,985)	0%
TOTAL Other Income	528	0	528	100%	7,985	0	7,985	100%	0	(7,985)	0%
TOTAL Revenues	10,989	10,461	528	5%	123,056	115,071	7,985	7%	125,529	2,473	2%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	0	0	0	0%	141,353	0	(141,353)	(100%)	0	(141,353)	0%
Pool	0	0	0	0%	11,156	0	(11,156)	(100%)	0	(11,156)	0%
TOTAL Capital Expenditures	0	0	0	0%	152,509	0	(152,509)	(100%)	0	(152,509)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	152,509	0	(152,509)	(100%)	0	(152,509)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	10,989	0	(10,989)	(100%)	(29,453)	0	29,453	100%	0	29,453	100%
TOTAL Transfer to Reserves & Other Expenses	10,989	0	(10,989)	(100%)	(29,453)	0	29,453	100%	0	29,453	100%
TOTAL Expenses	10,989	0	(10,989)	(100%)	123,056	0	(123,056)	(100%)	0	(123,056)	0%
NET SURPLUS (DEFICIT)	0	10,461	(10,461)	(100%)	0	115,071	(115,071)	(100%)	125,529	125,529	100%

Unaudited