

**January 2026 Financial Report**

**The Trails Homeowners Association, Inc.**

**January 2026**



**Prepared on February 09, 2026**

# *The Trails Homeowners Association, Inc.*

## *Detailed Balance Sheet*

*(Amounts rounded to nearest dollar)*

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	01/31/2026	01/31/2026	01/31/2026
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Banc of California Operating	475,535	0	475,535
Cash - Banc of California Reserves	0	173,671	173,671
Cash - VyStar CU Reserves Savings 1649	0	5	5
Cash - VyStar CU Reserves CD 4926 23MO 03/18/27	0	116,258	116,258
Accounts Receivable	94,492	0	94,492
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	13,547	0	13,547
Prepaid Insurance-Package	3,245	0	3,245
Prepaid Insurance-Wind/Hail	3,797	0	3,797
Total Current Assets	569,760	289,934	859,693
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
<b>TOTAL ASSETS</b>	<b>1,299,681</b>	<b>289,934</b>	<b>1,589,615</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	13,320	0	13,320
Prepaid Assessments	99,799	0	99,799
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	320	0	320
Sign Deposits	191	0	191
Deferred Revenue - Interest	0	9,020	9,020
Client Payables Collection Notice	148	0	148
Client Payables Attorney Referral	510	0	510
Total Current Liabilities	295,131	289,934	585,064
<b>TOTAL LIABILITIES</b>	<b>295,131</b>	<b>289,934</b>	<b>585,064</b>
FUND BALANCES			

Unaudited

Prior Years Surplus (Deficit)	974,450	0	974,450
YTD Net Surplus (Deficit)	30,100	0	30,100
TOTAL FUND BALANCES	<u>1,004,550</u>	<u>0</u>	<u>1,004,550</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>1,299,681</u></b>	<b><u>289,934</u></b>	<b><u>1,589,615</u></b>

# 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				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	90,417	90,420	(3)	0%	90,417	90,420	(3)	0%	1,085,040	994,623	92%
<b>TOTAL Regular Assessments</b>	90,417	90,420	(3)	0%	90,417	90,420	(3)	0%	1,085,040	994,623	92%
<b>TOTAL Assessments</b>	90,417	90,420	(3)	0%	90,417	90,420	(3)	0%	1,085,040	994,623	92%
<b>Other Income</b>											
Legal Fees	(370)	0	(370)	(100%)	(370)	0	(370)	(100%)	0	370	100%
Clubhouse Rental Income	2,441	1,221	1,220	100%	2,441	1,221	1,220	100%	14,655	12,214	83%
RV Compound Rental	0	1,292	(1,292)	(100%)	0	1,292	(1,292)	(100%)	15,500	15,500	100%
Trade Show	0	125	(125)	(100%)	0	125	(125)	(100%)	1,500	1,500	100%
Finance Fees	371	0	371	100%	371	0	371	100%	0	(371)	0%
<b>TOTAL Other Income</b>	2,443	2,638	(195)	(7%)	2,443	2,638	(195)	(7%)	31,655	29,212	92%
<b>TOTAL Revenues</b>	92,860	93,058	(198)	0%	92,860	93,058	(198)	0%	1,116,695	1,023,835	92%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape</b>											
Contracted Lawn Service	26,163	26,667	504	2%	26,163	26,667	504	2%	320,000	293,837	92%
Grounds Miscellaneous	286	5,394	5,108	95%	286	5,394	5,108	95%	64,725	64,439	100%
Irrigation Repairs	56	750	695	93%	56	750	695	93%	9,000	8,945	99%
Landscape - General	0	2,117	2,117	100%	0	2,117	2,117	100%	25,404	25,404	100%
Plant Replacement	0	2,975	2,975	100%	0	2,975	2,975	100%	35,700	35,700	100%
Retention Areas	350	687	337	49%	350	687	337	49%	8,250	7,900	96%
Seasonal Decorations	0	1,250	1,250	100%	0	1,250	1,250	100%	15,000	15,000	100%
Signs	250	452	202	45%	250	452	202	45%	5,424	5,174	95%
Supplies/Mulch	0	2,083	2,083	100%	0	2,083	2,083	100%	25,000	25,000	100%
Tree Removal/Maintenance	0	2,333	2,333	100%	0	2,333	2,333	100%	28,000	28,000	100%
<b>TOTAL Landscape</b>	27,104	44,708	17,604	39%	27,104	44,708	17,604	39%	536,503	509,399	95%
<b>Pool</b>											
Pool Chemicals	1,214	1,292	78	6%	1,214	1,292	78	6%	15,500	14,286	92%
Pool Gate Attendant	6,095	5,917	(178)	(3%)	6,095	5,917	(178)	(3%)	71,000	64,905	91%
Pool Maintenance Misc.	0	292	292	100%	0	292	292	100%	3,500	3,500	100%
Pool Repairs/Supplies	0	208	208	100%	0	208	208	100%	2,500	2,500	100%

Unaudited

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 01/31/2026			YTD 01/31/2026			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Pool Service Contract	4,369	4,286	(83)	(2%)	4,369	4,286	(83)	(2%)	51,429	47,060	92%
<b>TOTAL Pool Clubhouse</b>	11,677	11,995	318	3%	11,677	11,995	318	3%	143,929	132,252	92%
Community Events	228	517	289	56%	228	517	289	56%	6,200	5,972	96%
Equipment/Supplies	0	887	887	100%	0	887	887	100%	10,644	10,644	100%
Housekeeping	890	1,254	364	29%	890	1,254	364	29%	15,048	14,158	94%
Housekeeping - Events	0	0	0	0%	0	0	0	0%	1	1	100%
Maintenance/Repairs	989	2,265	1,276	56%	989	2,265	1,276	56%	27,180	26,191	96%
Pest Control/Termite Bond	164	183	19	10%	164	183	19	10%	2,196	2,032	93%
Trade Show	0	164	164	100%	0	164	164	100%	1,968	1,968	100%
<b>TOTAL Clubhouse</b>	2,271	5,270	2,999	57%	2,271	5,270	2,999	57%	63,237	60,966	96%
<b>Other Operating Expenses</b>											
Other Expenses	0	9	9	100%	0	9	9	100%	108	108	100%
<b>TOTAL Other Operating Expenses</b>	0	9	9	100%	0	9	9	100%	108	108	100%
<b>Utilities</b>											
CH-Entrance #21716-35564	67	50	(17)	(34%)	67	50	(17)	(34%)	600	533	89%
Clubhouse #61158-04798	1,493	1,780	287	16%	1,493	1,780	287	16%	21,360	19,867	93%
Electricity - Little Pond	479	127	(352)	(277%)	479	127	(352)	(277%)	1,520	1,041	68%
LK Walden #71679-07760	365	369	4	1%	365	369	4	1%	4,430	4,065	92%
Nova-WS #51198-06726	45	34	(11)	(31%)	45	34	(11)	(31%)	410	365	89%
VEH Storage Lot #10870-01705	310	350	40	11%	310	350	40	11%	4,200	3,890	93%
Cable/Internet/Telephone	535	576	41	7%	535	576	41	7%	6,912	6,377	92%
Security Alarm	98	97	(1)	(1%)	98	97	(1)	(1%)	1,164	1,066	92%
Waste Disposal	693	583	(110)	(19%)	693	583	(110)	(19%)	7,000	6,307	90%
Water/Sewer	219	250	31	12%	219	250	31	12%	3,000	2,781	93%
Irrigation	0	0	0	0%	0	0	0	0%	1	1	100%
<b>TOTAL Utilities</b>	4,303	4,216	(87)	(2%)	4,303	4,216	(87)	(2%)	50,597	46,294	91%
<b>TOTAL Direct Operating Expenses</b>	45,356	66,198	20,842	31%	45,356	66,198	20,842	31%	794,374	749,018	94%
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Audit Fees & Tax Prep	0	500	500	100%	0	500	500	100%	6,000	6,000	100%
Legal Fees	0	1,000	1,000	100%	0	1,000	1,000	100%	12,000	12,000	100%
<b>TOTAL Professional Fees</b>	0	1,500	1,500	100%	0	1,500	1,500	100%	18,000	18,000	100%

Unaudited

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 01/31/2026			YTD 01/31/2026			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Bad Debts</b>											
Bad Debt Expense	(2)	833	835	100%	(2)	833	835	100%	10,000	10,002	100%
<b>TOTAL Bad Debts</b>	(2)	833	835	100%	(2)	833	835	100%	10,000	10,002	100%
<b>Bank Charges</b>											
Bank Charges	(2,245)	42	2,287	>999%	(2,245)	42	2,287	>999%	500	2,745	549%
<b>TOTAL Bank Charges</b>	(2,245)	42	2,287	>999%	(2,245)	42	2,287	>999%	500	2,745	549%
<b>Homeowner Communications</b>											
Annual Meeting Notice	0	1,320	1,320	100%	0	1,320	1,320	100%	15,840	15,840	100%
Newsletter	0	500	500	100%	0	500	500	100%	6,000	6,000	100%
Quarterly Statements	0	990	990	100%	0	990	990	100%	11,880	11,880	100%
<b>TOTAL Homeowner Communications</b>	0	2,810	2,810	100%	0	2,810	2,810	100%	33,720	33,720	100%
<b>Insurance</b>											
General, Property & Liability	3,082	2,379	(703)	(30%)	3,082	2,379	(703)	(30%)	28,550	25,469	89%
Insurance	0	1,049	1,049	100%	0	1,049	1,049	100%	12,588	12,588	100%
<b>TOTAL Insurance</b>	3,082	3,428	347	10%	3,082	3,428	347	10%	41,138	38,057	93%
<b>Contracted Services</b>											
Onsite Management	13,407	13,941	534	4%	13,407	13,941	534	4%	167,290	153,883	92%
Professional Management	2,143	2,143	0	0%	2,143	2,143	0	0%	25,720	23,577	92%
Contract											
<b>TOTAL Contracted Services</b>	15,550	16,084	534	3%	15,550	16,084	534	3%	193,010	177,460	92%
<b>Administrative</b>											
Additional Mailing	45	477	432	91%	45	477	432	91%	5,725	5,680	99%
Copier Lease	0	342	342	100%	0	342	342	100%	4,100	4,100	100%
Miscellaneous Admin	475	0	(475)	(100%)	475	0	(475)	(100%)	0	(475)	0%
Postage/On-site Stamps	17	23	6	27%	17	23	6	27%	280	263	94%
Supplies	482	1,304	822	63%	482	1,304	822	63%	15,648	15,166	97%
UBR Report	0	17	17	100%	0	17	17	100%	200	200	100%
<b>TOTAL Administrative Expenses</b>	1,019	2,163	1,144	53%	1,019	2,163	1,144	53%	25,953	24,934	96%
<b>TOTAL General and Administrative Expenses</b>	17,403	26,860	9,457	35%	17,403	26,860	9,457	35%	322,321	304,918	95%
<b>TOTAL Operating Expenses</b>	62,759	93,058	30,299	33%	62,759	93,058	30,299	33%	1,116,695	1,053,936	94%
<b>TOTAL Expenses</b>	62,759	93,058	30,299	33%	62,759	93,058	30,299	33%	1,116,695	1,053,936	94%
<b>NET SURPLUS (DEFICIT)</b>	30,100	0	30,100	100%	30,100	0	30,100	100%	0	(30,100)	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			YTD			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Other Income</b>											
Interest Income	523	0	523	100%	523	0	523	100%	0	(523)	0%
<b>TOTAL Other Income</b>	523	0	523	100%	523	0	523	100%	0	(523)	0%
<b>TOTAL Revenues</b>	523	0	523	100%	523	0	523	100%	0	(523)	0%
<b>Expenses</b>											
<b>Transfer to Reserves &amp; Other Expenses</b>											
Transfer to Deferred Revenues	523	0	(523)	(100%)	523	0	(523)	(100%)	0	(523)	0%
<b>TOTAL Transfer to Reserves &amp; Other Expenses</b>	523	0	(523)	(100%)	523	0	(523)	(100%)	0	(523)	0%
<b>TOTAL Expenses</b>	523	0	(523)	(100%)	523	0	(523)	(100%)	0	(523)	0%
<b>NET SURPLUS (DEFICIT)</b>	0	0	0	0%	0	0	0	0%	0	0	0%