

September 2026 Financial Report

The Trails Homeowners Association, Inc.

September 2026



Prepared on October 08, 2026

The Trails Homeowners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 09/30/2026 Actual	(2) Reserve Fund As of 09/30/2026 Actual	All Funds As of 09/30/2026 Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	469,509	0	469,509
Cash - Banc of California Reserves	0	154,738	154,738
Cash - VyStar CU Reserves Savings 1649	0	50	50
Cash - VyStar CU Reserves CD 4926 23MO 03/18/27	0	119,525	119,525
Accounts Receivable	61,580	0	61,580
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	3,641	0	3,641
Prepaid Insurance-Package	10,893	0	10,893
Prepaid Insurance-Wind/Hail	5,585	0	5,585
Total Current Assets	530,354	274,313	804,667
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	1,260,275	274,313	1,534,588
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	17,896	0	17,896
Prepaid Assessments	114,721	0	114,721
Reserves - Interest	0	20,005	20,005
Reserves - Deferred Maintenance	0	234,849	234,849
Reserves - Current Year Deferred Maint	0	118,149	118,149
Reserves - Current Year Deferred Maint (Spent)	0	(98,691)	(98,691)
Sign Deposits	191	0	191
Client Payables Collection Notice	(53)	0	(53)
Total Current Liabilities	132,755	274,313	407,067
TOTAL LIABILITIES	132,755	274,313	407,067
FUND BALANCES			
Fund Transfers	(50)	0	(50)
Prior Years Surplus (Deficit)	973,713	0	973,713
YTD Net Surplus (Deficit)	153,858	0	153,858

Unaudited

TOTAL FUND BALANCES	<u>1,127,521</u>	<u>0</u>	<u>1,127,521</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,260,275</u>	<u>274,313</u>	<u>1,534,588</u>

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

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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		
	09/30/2026			09/30/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Pool Maintenance Misc.	80	292	212	73%	378	2,628	2,250	86%	\$ Annual
Pool Repairs/Supplies	747	208	(539)	(259%)	1,700	1,872	172	9%	\$ Remaining
Pool Service Contract	4,369	4,286	(83)	(2%)	34,952	38,574	3,622	9%	3,500
TOTAL Pool	12,505	11,995	(510)	(4%)	96,891	107,955	11,064	10%	2,500
Clubhouse									16,477
Community Events	0	517	517	100%	1,213	4,653	3,440	74%	47,038
Equipment/Supplies	288	887	599	68%	4,254	7,983	3,729	47%	33%
Housekeeping	890	1,254	364	29%	13,056	11,286	(1,770)	(16%)	6,200
Housekeeping - Events	535	0	(535)	(100%)	5,148	0	(5,148)	(100%)	10,644
Maintenance/Repairs	4,851	2,265	(2,586)	(114%)	14,736	20,385	5,649	28%	15,048
Pest Control/Termite Bond	85	183	98	53%	1,945	1,647	(298)	(18%)	1
Trade Show	0	164	164	100%	0	1,476	1,476	100%	(5,147)
TOTAL Clubhouse	6,650	5,270	(1,380)	(26%)	40,352	47,430	7,078	15%	27,180
Other Operating Expenses									12,444
Other Expenses	0	9	9	100%	0	81	81	100%	2,196
TOTAL Other Operating Expenses	0	9	9	100%	0	81	81	100%	1,968
Utilities									22,885
CH-Entrance #21716-35564	47	50	3	6%	441	450	9	2%	600
Clubhouse #61158-04798	1,825	1,780	(45)	(3%)	14,781	16,020	1,239	8%	159
Electricity - Little Pond	104	127	23	18%	1,241	1,143	(98)	(9%)	21,360
LK Walden #71679-07760	452	369	(83)	(23%)	3,092	3,321	229	7%	6,579
Nova-WS #51198-06726	31	34	3	8%	328	306	(22)	(7%)	1,520
VEH Storage Lot #10870-01705	320	350	30	8%	2,481	3,150	669	21%	4,430
Cable/Internet/Telephone	535	576	41	7%	4,839	5,184	345	7%	410
Security Alarm	98	97	(1)	(1%)	587	873	286	33%	82
Waste Disposal	0	583	583	100%	5,545	5,247	(298)	(6%)	4,200
Water/Sewer	129	250	121	48%	2,209	2,250	41	2%	6,912
Irrigation	124	0	(124)	(100%)	598	0	(598)	(100%)	1,164
TOTAL Utilities	3,666	4,216	550	13%	36,143	37,944	1,801	5%	7,000
TOTAL Direct Operating Expenses	53,335	66,198	12,863	19%	487,262	595,782	108,520	18%	3,000
General and Administrative Expenses									1
Professional Fees									(597)
									14,454
									307,112
									39%

Unaudited

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending			Var %	YTD			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Audit Fees & Tax Prep	0	500	500	100%	5,300	4,500	(800)	(18%)	6,000	700	12%
Legal Fees	4,680	1,000	(3,680)	(368%)	22,359	9,000	(13,359)	(148%)	12,000	(10,359)	(86%)
TOTAL Professional Fees	4,680	1,500	(3,180)	(212%)	27,659	13,500	(14,159)	(105%)	18,000	(9,659)	(54%)
Bad Debts											
Bad Debt Expense	0	833	833	100%	255	7,497	7,242	97%	10,000	9,745	97%
TOTAL Bad Debts	0	833	833	100%	255	7,497	7,242	97%	10,000	9,745	97%
Bank Charges											
Bank Charges	0	42	42	100%	4,015	378	(3,637)	(962%)	500	(3,515)	(703%)
TOTAL Bank Charges	0	42	42	100%	4,015	378	(3,637)	(962%)	500	(3,515)	(703%)
Homeowner Communications											
Annual Meeting Notice	0	1,320	1,320	100%	2,376	11,880	9,504	80%	15,840	13,464	85%
Newsletter	0	500	500	100%	3,214	4,500	1,286	29%	6,000	2,786	46%
Quarterly Statements	0	990	990	100%	3,816	8,910	5,094	57%	11,880	8,064	68%
TOTAL Homeowner Communications	0	2,810	2,810	100%	9,405	25,290	15,885	63%	33,720	24,315	72%
Insurance											
General, Property & Liability	2,387	2,379	(8)	0%	25,441	21,411	(4,030)	(19%)	28,550	3,109	11%
Insurance	630	1,049	419	40%	3,344	9,441	6,097	65%	12,588	9,244	73%
TOTAL Insurance	3,017	3,428	411	12%	28,784	30,852	2,068	7%	41,138	12,354	30%
Contracted Services											
Onsite Management	13,154	13,941	787	6%	115,998	125,469	9,471	8%	167,290	51,292	31%
Professional Management	2,143	2,143	0	0%	19,290	19,287	(3)	0%	25,720	6,430	25%
Contract											
TOTAL Contracted Services	15,298	16,084	786	5%	135,288	144,756	9,468	7%	193,010	57,722	30%
Administrative											
Additional Mailing	0	477	477	100%	45	4,293	4,248	99%	5,725	5,680	99%
Copier Lease	338	342	4	1%	676	3,078	2,402	78%	4,100	3,424	84%
Miscellaneous Admin	6,331	0	(6,331)	(100%)	13,637	0	(13,637)	(100%)	0	(13,637)	0%
Postage/On-site Stamps	50	23	(27)	(117%)	50	207	157	76%	280	230	82%
Supplies	0	1,304	1,304	100%	(1,119)	11,736	12,855	110%	15,648	16,767	107%
UBR Report	0	17	17	100%	0	153	153	100%	200	200	100%
TOTAL Administrative Expenses	6,719	2,163	(4,556)	(211%)	13,289	19,467	6,178	32%	25,953	12,664	49%
TOTAL General and Administrative Expenses	29,714	26,860	(2,854)	(11%)	218,695	241,740	23,045	10%	322,321	103,626	32%
TOTAL Operating Expenses	83,049	93,058	10,009	11%	705,957	837,522	131,565	16%	1,116,695	410,738	37%

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		
	09/30/2026			09/30/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
TOTAL Expenses	83,049	93,058	10,009	11%	705,957	837,522	131,565	16%	\$ Annual
NET SURPLUS (DEFICIT)	9,865	0	9,865	100%	153,858	0	153,858	100%	\$ Remaining
									410,738
									0
									(153,858)
									37%
									0%

The Trails Homeowners Association, Inc.

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 09/30/2026			Var %	YTD 09/30/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Other Income											
Interest Income	2,623	0	2,623	100%	4,671	0	4,671	100%	0	(4,671)	0%
TOTAL Other Income	2,623	0	2,623	100%	4,671	0	4,671	100%	0	(4,671)	0%
TOTAL Revenues	2,623	0	2,623	100%	4,671	0	4,671	100%	0	(4,671)	0%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	1,052	0	(1,052)	(100%)	19,769	0	(19,769)	(100%)	0	(19,769)	0%
TOTAL Capital Expenditures	1,052	0	(1,052)	(100%)	19,769	0	(19,769)	(100%)	0	(19,769)	0%
TOTAL Capital Expenditures (Non-capitalized)	1,052	0	(1,052)	(100%)	19,769	0	(19,769)	(100%)	0	(19,769)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	1,571	0	(1,571)	(100%)	(15,097)	0	15,097	100%	0	15,097	100%
TOTAL Transfer to Reserves & Other Expenses	1,571	0	(1,571)	(100%)	(15,097)	0	15,097	100%	0	15,097	100%
TOTAL Expenses	2,623	0	(2,623)	(100%)	4,671	0	(4,671)	(100%)	0	(4,671)	0%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%