

August 2026 Financial Report

The Trails Homeowners Association, Inc.

August 2026



Prepared on September 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
	08/31/2026	08/31/2026	08/31/2026
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	479,295	0	479,295
Cash - Deposits in Transit	274	0	274
Cash - Banc of California Reserves	0	155,693	155,693
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	68,968	0	68,968
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	4,953	0	4,953
Prepaid Insurance-Package	13,668	0	13,668
Total Current Assets	546,301	272,741	819,043
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	1,276,223	272,741	1,548,964
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	7,325	0	7,325
Prepaid Assessments	57,568	0	57,568
Deferred Assessments	90,518	0	90,518
Reserves - Interest	0	17,381	17,381
Reserves - Deferred Maintenance	0	235,901	235,901
Reserves - Current Year Deferred Maint	0	118,149	118,149
Reserves - Current Year Deferred Maint (Spent)	0	(98,691)	(98,691)
Other Accrued Expenses	3,019	0	3,019
Sign Deposits	191	0	191
Client Payables Collection Notice	(53)	0	(53)
Total Current Liabilities	158,567	272,741	431,309
TOTAL LIABILITIES	158,567	272,741	431,309
FUND BALANCES			
Fund Transfers	(50)	0	(50)
Prior Years Surplus (Deficit)	973,713	0	973,713

Unaudited

YTD Net Surplus (Deficit)	143,993	0	143,993
TOTAL FUND BALANCES	1,117,656	0	1,117,656
TOTAL LIABILITIES AND FUND BALANCES	1,276,223	272,741	1,548,964

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2026			Var %	YTD 08/31/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	90,508	90,420	88	0%	723,536	723,360	176	0%	1,085,040	361,504	33%
TOTAL Regular Assessments	90,508	90,420	88	0%	723,536	723,360	176	0%	1,085,040	361,504	33%
TOTAL Assessments	90,508	90,420	88	0%	723,536	723,360	176	0%	1,085,040	361,504	33%
Other Income											
Legal Fees	0	0	0	0%	(370)	0	(370)	(100%)	0	370	100%
Lien Filing	0	0	0	0%	2,324	0	2,324	100%	0	(2,324)	0%
Clubhouse Rental Income	2,944	1,221	1,723	141%	18,828	9,768	9,060	93%	14,655	(4,173)	(28%)
RV Compound Rental	1,172	1,292	(120)	(9%)	15,758	10,336	5,422	52%	15,500	(258)	(2%)
Trade Show	0	125	(125)	(100%)	1,430	1,000	430	43%	1,500	70	5%
Finance Fees	593	0	593	100%	3,278	0	3,278	100%	0	(3,278)	0%
Pool Pass Income	442	0	442	100%	2,117	0	2,117	100%	0	(2,117)	0%
TOTAL Other Income	5,150	2,638	2,512	95%	43,364	21,104	22,260	105%	31,655	(11,709)	(37%)
TOTAL Revenues	95,658	93,058	2,600	3%	766,900	744,464	22,436	3%	1,116,695	349,795	31%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape											
Contracted Lawn Service	26,948	26,667	(281)	(1%)	211,661	213,336	1,675	1%	320,000	108,339	34%
Grounds Miscellaneous	286	5,394	5,108	95%	5,939	43,152	37,213	86%	64,725	58,786	91%
Irrigation Repairs	1,772	750	(1,022)	(136%)	3,826	6,000	2,174	36%	9,000	5,174	57%
Landscape - General	0	2,117	2,117	100%	1,207	16,936	15,729	93%	25,404	24,197	95%
Plant Replacement	16,425	2,975	(13,450)	(452%)	33,213	23,800	(9,413)	(40%)	35,700	2,487	7%
Retention Areas	604	687	83	12%	3,542	5,496	1,954	36%	8,250	4,708	57%
Seasonal Decorations	7,385	1,250	(6,135)	(491%)	7,385	10,000	2,615	26%	15,000	7,615	51%
Signs	35	452	417	92%	1,387	3,616	2,229	62%	5,424	4,037	74%
Supplies/Mulch	0	2,083	2,083	100%	0	16,664	16,664	100%	25,000	25,000	100%
Tree Removal/Maintenance	2,000	2,333	333	14%	15,200	18,664	3,464	19%	28,000	12,800	46%
TOTAL Landscape	55,454	44,708	(10,746)	(24%)	283,361	357,664	74,303	21%	536,503	253,142	47%
Pool											
Pool Chemicals	1,214	1,292	78	6%	9,891	10,336	445	4%	15,500	5,609	36%
Pool Gate Attendant	0	5,917	5,917	100%	42,662	47,336	4,674	10%	71,000	28,338	40%

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		
	08/31/2026			08/31/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Pool Maintenance Misc.	48	292	244	84%	298	2,336	2,038	87%	\$ Annual
Pool Repairs/Supplies	0	208	208	100%	952	1,664	712	43%	\$ Remaining
Pool Service Contract	4,369	4,286	(83)	(2%)	30,583	34,288	3,705	11%	3,500
TOTAL Pool	5,631	11,995	6,364	53%	84,387	95,960	11,573	12%	2,500
Clubhouse									20,846
Community Events	550	517	(33)	(6%)	1,213	4,136	2,923	71%	143,929
Equipment/Supplies	706	887	181	20%	3,966	7,096	3,130	44%	59,542
Housekeeping	890	1,254	364	29%	12,166	10,032	(2,134)	(21%)	6,200
Housekeeping - Events	1,145	0	(1,145)	(100%)	4,612	0	(4,612)	(100%)	10,644
Maintenance/Repairs	5,656	2,265	(3,391)	(150%)	9,885	18,120	8,235	45%	15,048
Pest Control/Termite Bond	85	183	98	53%	1,860	1,464	(396)	(27%)	1
Trade Show	0	164	164	100%	0	1,312	1,312	100%	(4,611) (>999%)
TOTAL Clubhouse	9,033	5,270	(3,763)	(71%)	33,703	42,160	8,457	20%	27,180
Other Operating Expenses									17,295
Other Expenses	0	9	9	100%	0	72	72	100%	2,196
TOTAL Other Operating Expenses	0	9	9	100%	0	72	72	100%	1,968
Utilities									1,968
CH-Entrance #21716-35564	47	50	3	6%	394	400	6	1%	63,237
Clubhouse #61158-04798	1,500	1,780	280	16%	12,956	14,240	1,284	9%	29,534
Electricity - Little Pond	117	127	10	8%	1,136	1,016	(120)	(12%)	108
LK Walden #71679-07760	312	369	57	15%	2,640	2,952	312	11%	108
Nova-WS #51198-06726	21	34	13	39%	297	272	(25)	(9%)	108
VEH Storage Lot #10870-01705	310	350	40	11%	2,161	2,800	639	23%	108
Cable/Internet/Telephone	535	576	41	7%	4,304	4,608	304	7%	108
Security Alarm	98	97	(1)	(1%)	489	776	287	37%	108
Waste Disposal	693	583	(110)	(19%)	5,545	4,664	(881)	(19%)	108
Water/Sewer	63	250	187	75%	2,080	2,000	(80)	(4%)	108
Irrigation	0	0	0	0%	474	0	(474)	(100%)	108
TOTAL Utilities	3,696	4,216	520	12%	32,477	33,728	1,251	4%	108
TOTAL Direct Operating Expenses	73,814	66,198	(7,616)	(12%)	433,927	529,584	95,657	18%	108
General and Administrative Expenses									108
Professional Fees									108

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	5,300	500	(4,800)	(960%)	5,300	4,000	(1,300)	(33%)	6,000	700	12%
Legal Fees	5,320	1,000	(4,320)	(432%)	17,679	8,000	(9,679)	(121%)	12,000	(5,679)	(47%)
TOTAL Professional Fees	10,620	1,500	(9,120)	(608%)	22,979	12,000	(10,979)	(91%)	18,000	(4,979)	(28%)
Bad Debts											
Bad Debt Expense	0	833	833	100%	255	6,664	6,409	96%	10,000	9,745	97%
TOTAL Bad Debts	0	833	833	100%	255	6,664	6,409	96%	10,000	9,745	97%
Bank Charges											
Bank Charges	0	42	42	100%	4,015	336	(3,679)	(>999%)	500	(3,515)	(703%)
TOTAL Bank Charges	0	42	42	100%	4,015	336	(3,679)	(>999%)	500	(3,515)	(703%)
Homeowner Communications											
Annual Meeting Notice	0	1,320	1,320	100%	2,376	10,560	8,184	77%	15,840	13,464	85%
Newsletter	0	500	500	100%	3,214	4,000	786	20%	6,000	2,786	46%
Quarterly Statements	0	990	990	100%	3,816	7,920	4,104	52%	11,880	8,064	68%
TOTAL Homeowner Communications	0	2,810	2,810	100%	9,405	22,480	13,075	58%	33,720	24,315	72%
Insurance											
General, Property & Liability	2,387	2,379	(8)	0%	23,054	19,032	(4,022)	(21%)	28,550	5,496	19%
Insurance	388	1,049	661	63%	2,713	8,392	5,679	68%	12,588	9,875	78%
TOTAL Insurance	2,775	3,428	653	19%	25,767	27,424	1,657	6%	41,138	15,371	37%
Contracted Services											
Onsite Management	14,340	13,941	(399)	(3%)	102,843	111,528	8,685	8%	167,290	64,447	39%
Professional Management	2,143	2,143	0	0%	17,147	17,144	(3)	0%	25,720	8,573	33%
Contract											
TOTAL Contracted Services	16,483	16,084	(399)	(2%)	119,990	128,672	8,682	7%	193,010	73,020	38%
Administrative											
Additional Mailing	0	477	477	100%	45	3,816	3,771	99%	5,725	5,680	99%
Copier Lease	0	342	342	100%	338	2,736	2,398	88%	4,100	3,762	92%
Miscellaneous Admin	3,636	0	(3,636)	(100%)	7,306	0	(7,306)	(100%)	0	(7,306)	0%
Postage/On-site Stamps	0	23	23	100%	0	184	184	100%	280	280	100%
Supplies	0	1,304	1,304	100%	(1,119)	10,432	11,551	111%	15,648	16,767	107%
UBR Report	0	17	17	100%	0	136	136	100%	200	200	100%
TOTAL Administrative Expenses	3,636	2,163	(1,473)	(68%)	6,570	17,304	10,734	62%	25,953	19,383	75%
TOTAL General and Administrative Expenses	33,513	26,860	(6,653)	(25%)	188,980	214,880	25,900	12%	322,321	133,341	41%
TOTAL Operating Expenses	107,327	93,058	(14,269)	(15%)	622,907	744,464	121,557	16%	1,116,695	493,788	44%

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		
	08/31/2026			08/31/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	Rem %
TOTAL Expenses	107,327	93,058	(14,269)	(15%)	622,907	744,464	121,557	16%	44%
NET SURPLUS (DEFICIT)	(11,669)	0	(11,669)	(100%)	143,993	0	143,993	100%	0%

The Trails Homeowners Association, Inc.

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2026			Var %	YTD 08/31/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Other Income											
Interest Income	103	0	103	100%	2,048	0	2,048	100%	0	(2,048)	0%
TOTAL Other Income	103	0	103	100%	2,048	0	2,048	100%	0	(2,048)	0%
TOTAL Revenues	103	0	103	100%	2,048	0	2,048	100%	0	(2,048)	0%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	6,994	0	(6,994)	(100%)	18,716	0	(18,716)	(100%)	0	(18,716)	0%
TOTAL Capital Expenditures	6,994	0	(6,994)	(100%)	18,716	0	(18,716)	(100%)	0	(18,716)	0%
TOTAL Capital Expenditures (Non-capitalized)	6,994	0	(6,994)	(100%)	18,716	0	(18,716)	(100%)	0	(18,716)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	(6,891)	0	6,891	100%	(16,669)	0	16,669	100%	0	16,669	100%
TOTAL Transfer to Reserves & Other Expenses	(6,891)	0	6,891	100%	(16,669)	0	16,669	100%	0	16,669	100%
TOTAL Expenses	103	0	(103)	(100%)	2,048	0	(2,048)	(100%)	0	(2,048)	0%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%