

July 2026 Financial Report

The Trails Homeowners Association, Inc.

July 2026



Prepared on August 12, 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
	07/31/2026	07/31/2026	07/31/2026
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Banc of California Operating	549,787	0	549,787
Cash - Banc of California Reserves	0	162,584	162,584
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	87,783	0	87,783
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	11,524	0	11,524
Prepaid Insurance-Package	16,442	0	16,442
Total Current Assets	644,680	279,632	924,313
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	1,374,602	279,632	1,654,234
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	10,696	0	10,696
Prepaid Assessments	52,354	0	52,354
Deferred Assessments	181,026	0	181,026
Reserves - Interest	0	17,278	17,278
Reserves - Deferred Maintenance	0	242,895	242,895
Reserves - Current Year Deferred Maint	0	118,149	118,149
Reserves - Current Year Deferred Maint (Spent)	0	(98,691)	(98,691)
Other Accrued Expenses	1,063	0	1,063
Sign Deposits	191	0	191
Client Payables Collection Notice	(53)	0	(53)
Total Current Liabilities	245,277	279,632	524,909
TOTAL LIABILITIES	245,277	279,632	524,909
FUND BALANCES			
Fund Transfers	(50)	0	(50)
Prior Years Surplus (Deficit)	973,713	0	973,713
YTD Net Surplus (Deficit)	155,662	0	155,662

Unaudited

TOTAL FUND BALANCES	<u>1,129,325</u>	<u>0</u>	<u>1,129,325</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,374,602</u>	<u>279,632</u>	<u>1,654,234</u>

The Trails Homeowners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2026			YTD 07/31/2026			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	90,508	90,420	88	0%	633,028	632,940	88	0%	1,085,040	452,012	42%
TOTAL Regular Assessments	90,508	90,420	88	0%	633,028	632,940	88	0%	1,085,040	452,012	42%
TOTAL Assessments	90,508	90,420	88	0%	633,028	632,940	88	0%	1,085,040	452,012	42%
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	1,738	1,221	517	42%	15,884	8,547	7,337	86%	14,655	(1,229)	(8%)
RV Compound Rental	703	1,292	(589)	(46%)	14,587	9,044	5,543	61%	15,500	914	6%
Trade Show	0	125	(125)	(100%)	1,430	875	555	63%	1,500	70	5%
Finance Fees	337	0	337	100%	2,685	0	2,685	100%	0	(2,685)	0%
Pool Pass Income	0	0	0	0%	1,675	0	1,675	100%	0	(1,675)	0%
TOTAL Other Income	2,777	2,638	139	5%	38,214	18,466	19,748	107%	31,655	(6,559)	(21%)
TOTAL Revenues	93,285	93,058	227	0%	671,242	651,406	19,836	3%	1,116,695	445,453	40%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape											
Contracted Lawn Service	26,948	26,667	(281)	(1%)	184,713	186,669	1,956	1%	320,000	135,287	42%
Grounds Miscellaneous	1,544	5,394	3,850	71%	5,653	37,758	32,105	85%	64,725	59,072	91%
Irrigation Repairs	525	750	225	30%	2,055	5,250	3,195	61%	9,000	6,945	77%
Landscape - General	286	2,117	1,831	87%	1,207	14,819	13,612	92%	25,404	24,197	95%
Plant Replacement	412	2,975	2,563	86%	16,788	20,825	4,037	19%	35,700	18,912	53%
Retention Areas	875	687	(188)	(27%)	2,939	4,809	1,870	39%	8,250	5,311	64%
Seasonal Decorations	0	1,250	1,250	100%	0	8,750	8,750	100%	15,000	15,000	100%
Signs	250	452	202	45%	1,352	3,164	1,812	57%	5,424	4,072	75%
Supplies/Mulch	0	2,083	2,083	100%	0	14,581	14,581	100%	25,000	25,000	100%
Tree Removal/Maintenance	3,300	2,333	(967)	(41%)	13,200	16,331	3,131	19%	28,000	14,800	53%
TOTAL Landscape	34,140	44,708	10,568	24%	227,906	312,956	85,050	27%	536,503	308,597	58%
Pool											
Pool Chemicals	1,250	1,292	42	3%	8,677	9,044	367	4%	15,500	6,823	44%
Pool Gate Attendant	6,095	5,917	(178)	(3%)	42,662	41,419	(1,243)	(3%)	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		
	07/31/2026			07/31/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Pool Maintenance Misc.	0	292	292	100%	250	2,044	1,794	88%	\$ Remaining
Pool Repairs/Supplies	69	208	139	67%	952	1,456	504	35%	\$ Annual
Pool Service Contract	4,369	4,286	(83)	(2%)	26,214	30,002	3,788	13%	
TOTAL Pool	11,782	11,995	213	2%	78,756	83,965	5,209	6%	143,929
Clubhouse									65,173
Community Events	0	517	517	100%	663	3,619	2,956	82%	5,537
Equipment/Supplies	1,036	887	(149)	(17%)	3,260	6,209	2,949	47%	10,644
Housekeeping	1,879	1,254	(625)	(50%)	11,276	8,778	(2,498)	(28%)	15,048
Housekeeping - Events	0	0	0	0%	3,467	0	(3,467)	(100%)	1
Maintenance/Repairs	1,310	2,265	955	42%	4,229	15,855	11,626	73%	(3,466) (>999%)
Pest Control/Termite Bond	85	183	98	53%	1,775	1,281	(494)	(39%)	27,180
Trade Show	0	164	164	100%	0	1,148	1,148	100%	22,951
TOTAL Clubhouse	4,310	5,270	960	18%	24,670	36,890	12,220	33%	421
Other Operating Expenses									1,968
Other Expenses	0	9	9	100%	0	63	63	100%	1,968
TOTAL Other Operating Expenses	0	9	9	100%	0	63	63	100%	38,567
Utilities									108
CH-Entrance #21716-35564	48	50	2	5%	347	350	3	1%	108
Clubhouse #61158-04798	1,584	1,780	196	11%	11,456	12,460	1,004	8%	253
Electricity - Little Pond	118	127	9	7%	1,019	889	(130)	(15%)	21,360
LK Walden #71679-07760	317	369	52	14%	2,328	2,583	255	10%	9,904
Nova-WS #51198-06726	35	34	(1)	(3%)	276	238	(38)	(16%)	501
VEH Storage Lot #10870-01705	300	350	50	14%	1,851	2,450	599	24%	2,102
Cable/Internet/Telephone	540	576	36	6%	3,769	4,032	263	7%	134
Security Alarm	98	97	(1)	(1%)	391	679	288	42%	410
Waste Disposal	693	583	(110)	(19%)	4,852	4,081	(771)	(19%)	4,200
Water/Sewer	206	250	44	18%	2,017	1,750	(267)	(15%)	6,912
Irrigation	0	0	0	0%	474	0	(474)	(100%)	1,164
TOTAL Utilities	3,939	4,216	277	7%	28,781	29,512	731	2%	7,000
TOTAL Direct Operating Expenses	54,171	66,198	12,027	18%	360,113	463,386	103,273	22%	2,148
General and Administrative Expenses									983
Professional Fees									3,000
									1
									(473) (>999%)
									50,597
									794,374
									21,816
									434,261
									55%

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		
	07/31/2026			07/31/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Audit Fees & Tax Prep	0	500	500	100%	0	3,500	3,500	100%	\$ Annual
Legal Fees	5,400	1,000	(4,400)	(440%)	12,359	7,000	(5,359)	(77%)	6,000
TOTAL Professional Fees	5,400	1,500	(3,900)	(260%)	12,359	10,500	(1,859)	(18%)	12,000
Bad Debts									(359)
Bad Debt Expense	2	833	831	100%	255	5,831	5,576	96%	18,000
TOTAL Bad Debts	2	833	831	100%	255	5,831	5,576	96%	5,642
Bank Charges									31%
Bank Charges	2,673	42	(2,631)	(>999%)	4,015	294	(3,721)	(>999%)	10,000
TOTAL Bank Charges	2,673	42	(2,631)	(>999%)	4,015	294	(3,721)	(>999%)	9,745
Homeowner Communications									97%
Annual Meeting Notice	0	1,320	1,320	100%	2,376	9,240	6,864	74%	10,000
Newsletter	423	500	77	15%	3,214	3,500	286	8%	9,745
Quarterly Statements	0	990	990	100%	3,816	6,930	3,114	45%	9,745
TOTAL Homeowner Communications	423	2,810	2,387	85%	9,405	19,670	10,265	52%	10,000
Insurance									97%
General, Property & Liability	2,887	2,379	(508)	(21%)	20,667	16,653	(4,014)	(24%)	33,720
Insurance	388	1,049	661	63%	2,326	7,343	5,017	68%	24,315
TOTAL Insurance	3,274	3,428	154	4%	22,992	23,996	1,004	4%	7,883
Contracted Services									28%
Onsite Management	13,741	13,941	200	1%	88,504	97,587	9,083	9%	12,588
Professional Management	2,143	2,143	0	0%	15,003	15,001	(2)	0%	10,262
Contract									44%
TOTAL Contracted Services	15,884	16,084	200	1%	103,507	112,588	9,081	8%	41,138
Administrative									18,146
Additional Mailing	0	477	477	100%	45	3,339	3,294	99%	167,290
Copier Lease	0	342	342	100%	338	2,394	2,056	86%	78,786
Miscellaneous Admin	271	0	(271)	(100%)	3,670	0	(3,670)	(100%)	10,717
Postage/On-site Stamps	0	23	23	100%	0	161	161	100%	25,720
Supplies	0	1,304	1,304	100%	(1,119)	9,128	10,247	112%	193,010
UBR Report	0	17	17	100%	0	119	119	100%	89,503
TOTAL Administrative Expenses	271	2,163	1,892	87%	2,934	15,141	12,207	81%	5,725
TOTAL General and Administrative Expenses	27,927	26,860	(1,067)	(4%)	155,467	188,020	32,553	17%	5,680
TOTAL Operating Expenses	82,098	93,058	10,960	12%	515,580	651,406	135,826	21%	4,100
									0
									280
									15,648
									16,767
									200
									200
									23,019
									166,854
									601,115
									54%

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		
	07/31/2026			07/31/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
TOTAL Expenses	82,098	93,058	10,960	12%	515,580	651,406	135,826	21%	\$ Annual
NET SURPLUS (DEFICIT)	11,187	0	11,187	100%	155,662	0	155,662	100%	1,116,695
									\$ Remaining
									601,115
									(155,662)
									0%

The Trails Homeowners Association, Inc.

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2026			Var %	YTD 07/31/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Other Income											
Interest Income	104	0	104	100%	1,944	0	1,944	100%	0	(1,944)	0%
TOTAL Other Income	104	0	104	100%	1,944	0	1,944	100%	0	(1,944)	0%
TOTAL Revenues	104	0	104	100%	1,944	0	1,944	100%	0	(1,944)	0%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	0	0	0	0%	11,722	0	(11,722)	(100%)	0	(11,722)	0%
TOTAL Capital Expenditures	0	0	0	0%	11,722	0	(11,722)	(100%)	0	(11,722)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	11,722	0	(11,722)	(100%)	0	(11,722)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	104	0	(104)	(100%)	(9,778)	0	9,778	100%	0	9,778	100%
TOTAL Transfer to Reserves & Other Expenses	104	0	(104)	(100%)	(9,778)	0	9,778	100%	0	9,778	100%
TOTAL Expenses	104	0	(104)	(100%)	1,944	0	(1,944)	(100%)	0	(1,944)	0%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%