Current Monthly Financial Documents
Hidden Trails Community Association

Hidden Trails Community Association

Professionally Managed by:

CCMC

May 2025

CCMC

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Hidden Trails Community Association

Consolidated

		05/2025	04/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	477,310.14	602,785.64	(125,475.50)
100301	Cash - CE CKG AAB	133,528.61	129,016.36	4,512.25
100303	Cash - OP Intake ckg AAB	3,001.90	5,883.44	(2,881.54)
1005	Cash - Debit Card ckg AAB	2,204.00	2,121.89	82.11
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
	Total Cash	618,510.34	742,273.02	(123,762.68)
	Accounts Receivable			
111	Accounts Receivable	213,607.69	225,292.40	(11,684.71)
119	Allowance for Doubtful Accounts	(125,155.29)	(104,863.84)	(20,291.45)
	Total Accounts Receivable	88,452.40	120,428.56	(31,976.16)
	Fixed Assets			
121	Land	130,000.00	130,000.00	0.00
125	Landscaping and Trails	3,000,322.31	3,000,322.31	0.00
126	Fitness Equipment	72,000.00	72,000.00	0.00
127	Amenity Center	8,408,634.71	8,408,634.71	0.00
12701	Amenity Center 2023	2,119,522.23	2,119,522.23	0.00
128	Equipment	10,590.00	10,590.00	0.00
129	Accumulated Depreciation	(2,165,481.17)	(2,130,725.19)	(34,755.98)
	Total Fixed Assets	11,575,588.08	11,610,344.06	(34,755.98)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	16,060.13	17,510.88	(1,450.75)
134	Prepaid Expense	3,863.32	4,888.74	(1,025.42)
	Total Other Assets	20,473.45	22,949.62	(2,476.17)
	Total Assets	*12,303,024.27*	*12,495,995.26*	*(192,970.99)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	23,573.78	44,049.32	(20,475.54)
211	Accounts Payable	27,777.46	0.00	27,777.46
213	Unearned Assessments	210,337.68	415,085.98	(204,748.30)
214	Prepaid Assessments	125,683.46	101,928.56	23,754.90
21401	Due to Management Company	750.00	375.00	375.00
21701	Dvlpr Ln 2018 Amenity Center	11,437,146.77	11,458,892.46	(21,745.69)
21703	Dvlpr Ln 2023 Amenity Center	2,119,522.23	2,119,522.23	0.00
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	131,860.38	127,179.75	4,680.63
21802	Lender Setup Fee	0.00	375.00	(375.00)

Hidden Trails Community Association

Consolidated

		05/2025	04/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
24501	Dvlpr Ln 2018	141,488.51	142,591.77	(1,103.26)
24502	Dvlpr Ln 2019	112,615.06	113,489.13	(874.07)
24503	Dvlpr Ln 2021	380,163.13	378,607.21	1,555.92
24504	Dvlpr Ln 2022	268,939.57	267,802.33	1,137.24
24505	Dvlpr Ln 2020	386,436.09	390,332.91	(3,896.82)
24506	Dvlpr Ln 2023	691,189.19	688,321.18	2,868.01
24507	Dvlpr Ln 2022	335,021.41	333,631.28	1,390.13
	Total Current Liabilities	16,392,504.72	16,582,184.11	(189,679.39)
	Equity			
309	Equity	(4,083,931.48)	(4,083,931.48)	0.00
	Net Income (Loss)	(5,548.97)	(2,257.37)	(3,291.60)
	Total Equity	(4,089,480.45)	(4,086,188.85)	(3,291.60)
	Total Liabilities & Equity	*12,303,024.27*	*12,495,995.26*	*(192,970.99)*

Hidden Trails Community Association

01-Operating

		05/2025	04/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	477,310.14	602,785.64	(125,475.50)
100303	Cash - OP Intake ckg AAB	3,001.90	5,883.44	(2,881.54)
1005	Cash - Debit Card ckg AAB	2,204.00	2,121.89	82.11
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
	Total Cash	484,981.73	613,256.66	(128,274.93)
	Accounts Receivable			
111	Accounts Receivable	213,607.69	225,292.40	(11,684.71)
119	Allowance for Doubtful Accounts	(125,155.29)	(104,863.84)	(20,291.45)
	Total Accounts Receivable	88,452.40	120,428.56	(31,976.16)
	Fixed Assets			
121	Land	130,000.00	130,000.00	0.00
125	Landscaping and Trails	2,958,842.31	2,958,842.31	0.00
126	Fitness Equipment	72,000.00	72,000.00	0.00
127	Amenity Center	8,408,634.71	8,408,634.71	0.00
12701	Amenity Center 2023	2,119,522.23	2,119,522.23	0.00
128	Equipment	10,590.00	10,590.00	0.00
129	Accumulated Depreciation	(2,150,666.87)	(2,116,404.70)	(34,262.17)
	Total Fixed Assets	11,548,922.38	11,583,184.55	(34,262.17)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	16,060.13	17,510.88	(1,450.75)
134	Prepaid Expense	3,863.32	4,888.74	(1,025.42)
	Total Other Assets	20,473.45	22,949.62	(2,476.17)
	Total Assets	*12,142,829.96*	*12,339,819.39*	*(196,989.43)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	23,573.78	44,049.32	(20,475.54)
211	Accounts Payable	27,777.46	0.00	27,777.46
213	Unearned Assessments	210,337.68	415,085.98	(204,748.30)
214	Prepaid Assessments	125,683.46	101,928.56	23,754.90
21401	Due to Management Company	750.00	375.00	375.00
21701	Dvlpr Ln 2018 Amenity Center	11,437,146.77	11,458,892.46	(21,745.69)
21703	Dvlpr Ln 2023 Amenity Center	2,119,522.23	2,119,522.23	0.00
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	131,860.38	127,179.75	4,680.63
21802	Lender Setup Fee	0.00	375.00	(375.00)
24501	Dvlpr Ln 2018	141,488.51	142,591.77	(1,103.26)

Hidden Trails Community Association

01-Operating

		05/2025	04/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
24502	Dvlpr Ln 2019	112,615.06	113,489.13	(874.07)
24503	Dvlpr Ln 2021	380,163.13	378,607.21	1,555.92
24504	Dvlpr Ln 2022	268,939.57	267,802.33	1,137.24
24505	Dvlpr Ln 2020	386,436.09	390,332.91	(3,896.82)
24506	Dvlpr Ln 2023	691,189.19	688,321.18	2,868.01
24507	Dvlpr Ln 2022	335,021.41	333,631.28	1,390.13
	Total Current Liabilities	16,392,504.72	16,582,184.11	(189,679.39)
	Equity			
309	Equity	(4,233,252.55)	(4,233,252.55)	0.00
	Net Income (Loss)	(16,422.21)	(9,112.17)	(7,310.04)
	Total Equity	(4,249,674.76)	(4,242,364.72)	(7,310.04)
	Total Liabilities & Equity	*12,142,829.96*	*12,339,819.39*	*(196,989.43)*

Hidden Trails Community Association

03-Community Enhancement Fund

		05/2025	04/2025	Net Change
	Assets			
	Cash			
100301	Cash - CE CKG AAB	133,528.61	129,016.36	4,512.25
	Total Cash	133,528.61	129,016.36	4,512.25
	Fixed Assets			
125	Landscaping and Trails	41,480.00	41,480.00	0.00
129	Accumulated Depreciation	(14,814.30)	(14,320.49)	(493.81)
	Total Fixed Assets	26,665.70	27,159.51	(493.81)
	Total Assets	*160,194.31*	*156,175.87*	*4,018.44*
	Liabilities & Equity			
	Equity			
309	Equity	149,321.07	149,321.07	0.00
	Net Income (Loss)	10,873.24	6,854.80	4,018.44
	Total Equity	160,194.31	156,175.87	4,018.44
	Total Liabilities & Equity	*160,194.31*	*156,175.87*	*4,018.44*

Balance Sheet by Fund (column format)

Tuesday, June 10, 2025 9:43

Posted 05/31/2025

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Liabilities & Equity				
Current Liabilities				
Accrued Expense	23,573.78			23,573.78
Accounts Payable	27,777.46			27,777.46
Unearned Assessments	210,337.68			210,337.68
Prepaid Assessments	125,683.46			125,683.46
Due to Management Company	750.00			750.00
Dvlpr Ln 2018 Amenity Center	11,437,146.77			11,437,146.77
Dvlpr Ln 2023 Amenity Center	2,119,522.23			2,119,522.23
Dvlpr Ln 2023 Amenity Ctr Acc	131,860.38			131,860.38
Dvlpr Ln 2018	141,488.51			141,488.51
Dvlpr Ln 2019	112,615.06			112,615.06
Dvlpr Ln 2021	380,163.13			380,163.13
Dvlpr Ln 2022	268,939.57			268,939.57
Dvlpr Ln 2020	386,436.09			386,436.09
Dvlpr Ln 2023	691,189.19			691,189.19
Dvlpr Ln 2022	335,021.41			335,021.41
Total Current Liabilities	16,392,504.72			16,392,504.72
Equity				
Equity	(4,233,252.55)		149,321.07	(4,083,931.48)
Net Income (Loss)	(16,422.21)		10,873.24	(5,548.97)
Total Equity	(4,249,674.76)		160,194.31	(4,089,480.45)
Total Liabilities & Equity	*12,142,829.96*		*160,194.31*	*12,303,024.27*

Hidden Trails Community Association
Income Statement
01-Operating
Posted 5/1/2025 To 5/31/2025 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
Income								
Revenue								
401	Association Dues	210,337.67	201,240.00	9,097.67	1,026,005.90	982,800.00	43,205.90	2,451,852.00
40503	Community Enhancement	4,512.25	4,300.00	212.25	13,342.29	19,900.00	(6,557.71)	49,700.00
411	ARC Revenue	550.00	250.00	300.00	2,300.00	1,900.00	400.00	4,750.00
423	Bad Debt Expense	(20,291.45)	906.00	(21,197.45)	(42,806.86)	4,530.00	(47,336.86)	10,872.00
434	Working Capital	16,500.00	15,000.00	1,500.00	86,330.90	75,000.00	11,330.90	156,000.00
438	Rental Fees	2,239.97	1,200.00	1,039.97	7,048.19	5,800.00	1,248.19	15,000.00
441	Late Fees	3,150.00	1,313.00	1,837.00	24,375.00	6,565.00	17,810.00	15,756.00
44101	Collection Fee Revenue	3,125.00	1,207.00	1,918.00	29,420.00	6,035.00	23,385.00	14,484.00
44106	Delinquency Interest	793.93	0.00	793.93	5,186.41	0.00	5,186.41	0.00
451	Bank Interest	2.16	0.00	2.16	10.21	0.00	10.21	0.00
454	Sanctions/Fines	325.00	0.00	325.00	2,925.00	0.00	2,925.00	0.00
45703	Gate FOB Income	761.74	800.00	(38.26)	2,324.45	2,240.00	84.45	4,580.00
45914	Legal Fee Revenue	9,718.45	1,062.00	8,656.45	21,518.10	5,310.00	16,208.10	12,744.00
474	Lifestyle Income	0.00	500.00	(500.00)	1,419.68	2,500.00	(1,080.32)	6,000.00
TOTAL Revenue		231,724.72	227,778.00	3,946.72	1,179,399.27	1,112,580.00	66,819.27	2,741,738.00
Transfer between Funds								
499	Community Enhancement Fund Trar	(4,512.25)	(4,300.00)	(212.25)	(13,342.29)	(19,900.00)	6,557.71	(49,700.00)
TOTAL Transfer between Funds		(4,512.25)	(4,300.00)	(212.25)	(13,342.29)	(19,900.00)	6,557.71	(49,700.00)
TOTAL Income		227,212.47	223,478.00	3,734.47	1,166,056.98	1,092,680.00	73,376.98	2,692,038.00
Expense								
Administrative								
505	Onsite Services	27,947.55	35,452.00	7,504.45	164,495.47	174,036.00	9,540.53	420,586.00
547	Uniforms	0.00	0.00	0.00	0.00	300.00	300.00	500.00
553	Audit & Tax	0.00	0.00	0.00	0.00	0.00	0.00	5,501.00
561	Legal Fees - Collections	3,919.95	3,167.00	(752.95)	21,759.03	15,845.00	(5,914.03)	38,014.00
56101	Lien/Collection Costs	3,275.00	0.00	(3,275.00)	31,245.00	0.00	(31,245.00)	0.00
562	Legal Fees - Attorney	237.50	250.00	12.50	2,134.35	2,500.00	365.65	4,500.00
563	Licenses/Fees/Permits	162.48	180.00	17.52	963.92	4,400.00	3,436.08	5,660.00
564	Dues/Subscriptions	329.10	361.00	31.90	3,101.06	2,605.00	(496.06)	5,482.00
565	Community Management Fees	5,283.00	5,031.00	(252.00)	25,605.00	24,555.00	(1,050.00)	61,452.00
567	Meeting Expense	0.00	50.00	50.00	241.47	250.00	8.53	2,600.00
569	Office Supplies	554.61	725.00	170.39	1,839.67	4,635.00	2,795.33	14,595.00
572	Postage	2,156.65	625.00	(1,531.65)	5,768.10	3,405.00	(2,363.10)	8,060.00
573	Telephone	252.23	250.00	(2.23)	1,238.42	1,250.00	11.58	3,000.00
575	Social Events	6,026.73	5,500.00	(526.73)	29,672.10	23,945.00	(5,727.10)	59,145.00
57901	Mileage/Auto	287.70	350.00	62.30	1,152.81	1,750.00	597.19	4,200.00
57904	Bank Fees	83.33	0.00	(83.33)	410.71	0.00	(410.71)	0.00
57987	2018 Loan Payment	0.00	1,697.00	1,697.00	0.00	8,485.00	8,485.00	20,364.00
57988	2019 Loan Payment	0.00	1,347.00	1,347.00	0.00	6,735.00	6,735.00	16,164.00
57991	2018 Amenity Center Loan Payment	0.00	45,618.00	45,618.00	0.00	228,090.00	228,090.00	547,416.00
57992	2020 Loan Payment	0.00	5,523.00	5,523.00	0.00	142,069.00	142,069.00	180,730.00
590	Web Hosting	0.00	0.00	0.00	400.00	3,500.00	3,100.00	3,600.00
TOTAL Administrative		50,515.83	106,126.00	55,610.17	290,027.11	648,355.00	358,327.89	1,401,569.00
Contract Services								
59401	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
605	Janitor Contract	6,300.00	6,800.00	500.00	31,500.00	34,000.00	2,500.00	81,600.00

Hidden Trails Community Association
Income Statement
01-Operating
Posted 5/1/2025 To 5/31/2025 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
619	Landscape Contract	31,176.00	35,593.00	4,417.00	128,368.50	177,965.00	49,596.50	427,116.00
61913	Landscape Extras/Mulch	27.06	0.00	(27.06)	54,821.09	50,000.00	(4,821.09)	74,000.00
61946	Tree Removal/Trimming	0.00	2,500.00	2,500.00	4,400.00	11,500.00	7,100.00	14,500.00
61962	Backflow Testing	0.00	0.00	0.00	0.00	5,500.00	5,500.00	5,500.00
625	Pest Control	221.91	350.00	128.09	1,109.55	3,250.00	2,140.45	5,700.00
627	HVAC Contract	2,298.50	1,000.00	(1,298.50)	3,146.62	4,400.00	1,253.38	8,800.00
629	Pool Service	5,330.59	6,200.00	869.41	26,015.03	25,000.00	(1,015.03)	68,900.00
62903	Pool Monitor	21,318.00	11,440.00	(9,878.00)	46,236.00	22,880.00	(23,356.00)	80,080.00
62913	Pool Supplies/Equipment	0.00	0.00	0.00	0.00	1,800.00	1,800.00	2,000.00
636	Fitness Maintenance Contract	0.00	0.00	0.00	381.04	1,200.00	818.96	2,400.00
63704	Access System	7,501.73	2,130.00	(5,371.73)	66,594.01	40,650.00	(25,944.01)	55,560.00
63707	Alarm Monitoring	0.00	50.00	50.00	601.88	500.00	(101.88)	850.00
639	Lighting Maintenance Service	0.00	1,300.00	1,300.00	241.65	3,500.00	3,258.35	6,600.00
664	Lake/Pond Management	4,984.00	0.00	(4,984.00)	41,368.50	30,522.00	(10,846.50)	68,178.00
67206	Lights & Transformer	1,520.93	0.00	(1,520.93)	1,520.93	0.00	(1,520.93)	0.00
TOTAL Contract Services		80,678.72	67,363.00	(13,315.72)	406,304.80	412,667.00	6,362.20	918,784.00
Insurance								
851	Insurance - D&O	370.92	371.00	0.08	1,854.60	1,855.00	0.40	4,452.00
854	Insurance - General Liability	3,156.66	2,932.00	(224.66)	15,615.18	14,660.00	(955.18)	35,184.00
857	Insurance - Workers Compensation	27.50	28.00	0.50	137.50	140.00	2.50	336.00
859	Insurance - Umbrella	143.67	209.00	65.33	718.35	1,045.00	326.65	2,508.00
863	Insurance - Other	0.00	131.00	131.00	0.00	655.00	655.00	1,572.00
TOTAL Insurance		3,698.75	3,671.00	(27.75)	18,325.63	18,355.00	29.37	44,052.00
Parts & Supplies								
628	Fire & Safety Supplies	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
701	HVAC Supplies	0.00	0.00	0.00	64.73	1,200.00	1,135.27	1,200.00
702	General Supplies	508.14	200.00	(308.14)	897.00	1,002.00	105.00	2,402.00
705	Carpentry Supplies	0.00	0.00	0.00	487.36	1,100.00	612.64	2,500.00
706	Fitness Expenses	0.00	0.00	0.00	739.98	2,000.00	1,260.02	2,000.00
708	Program Supplies	0.00	150.00	150.00	304.99	450.00	145.01	1,029.00
713	Locks & Keys	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
72003	Pool Furniture & Fixtures	139.62	0.00	(139.62)	1,132.34	55,500.00	54,367.66	55,500.00
721	Gate Supplies/Transponders	109.26	43.00	(66.26)	1,478.63	465.00	(1,013.63)	1,266.00
TOTAL Parts & Supplies		757.02	393.00	(364.02)	5,105.03	62,717.00	57,611.97	67,897.00
Repairs & Maintenance								
616	Park Equipment	0.00	0.00	0.00	1,049.45	10,064.00	9,014.55	15,414.00
61920	Common Area Maint	0.00	0.00	0.00	16,075.00	5,000.00	(11,075.00)	5,000.00
643	Parking Lot Repairs	0.00	0.00	0.00	1,028.38	0.00	(1,028.38)	0.00
652	Gates Parts/Supplies	0.00	0.00	0.00	32.32	2,000.00	1,967.68	2,000.00
656	General Maintenance	0.00	1,250.00	1,250.00	15,745.97	6,250.00	(9,495.97)	15,000.00
675	Fitness Center Expense	0.00	0.00	0.00	0.00	3,200.00	3,200.00	5,000.00
683	Pool Repairs	38.84	0.00	(38.84)	3,217.66	3,500.00	282.34	3,500.00
689	Site Signage Repairs	0.00	2,364.00	2,364.00	2,837.39	4,364.00	1,526.61	6,364.00
725	Doors	3,582.65	0.00	(3,582.65)	5,032.06	5,000.00	(32.06)	10,000.00
TOTAL Repairs & Maintenance		3,621.49	3,614.00	(7.49)	45,018.23	39,378.00	(5,640.23)	62,278.00
Taxes								
805	Real Estate Tax	5,609.36	0.00	(5,609.36)	5,609.36	7,250.00	1,640.64	7,250.00

Hidden Trails Community Association
Income Statement
01-Operating
Posted 5/1/2025 To 5/31/2025 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
TOTAL Taxes		5,609.36	0.00	(5,609.36)	5,609.36	7,250.00	1,640.64	7,250.00
Utilities								
751	Electricity	13,174.75	10,500.00	(2,674.75)	57,421.14	52,500.00	(4,921.14)	126,000.00
754	Phone/Internet/TV	768.83	600.00	(168.83)	3,707.11	3,000.00	(707.11)	7,200.00
757	Trash Removal	555.34	500.00	(55.34)	2,548.65	2,500.00	(48.65)	6,000.00
758	Water/Sewer	2,465.22	5,000.00	2,534.78	10,567.00	20,500.00	9,933.00	48,000.00
760	Street Lighting	217.03	250.00	32.97	861.22	1,250.00	388.78	3,000.00
TOTAL Utilities		17,181.17	16,850.00	(331.17)	75,105.12	79,750.00	4,644.88	190,200.00
TOTAL Expense		162,062.34	198,017.00	35,954.66	845,495.28	1,268,472.00	422,976.72	2,692,030.00
Net Operating Income/Loss		65,150.13	25,461.00	39,689.13	320,561.70	(175,792.00)	496,353.70	8.00
Expense								
894	Depreciation	34,262.17	35,639.00	1,376.83	171,310.85	178,195.00	6,884.15	427,668.00
TOTAL		34,262.17	35,639.00	1,376.83	171,310.85	178,195.00	6,884.15	427,668.00
TOTAL Expense		34,262.17	35,639.00	1,376.83	171,310.85	178,195.00	6,884.15	427,668.00
Net Operating Income/Loss		30,887.96	(10,178.00)	41,065.96	149,250.85	(353,987.00)	503,237.85	(427,660.00)
Expense								
Administrative								
57907	Dvlpr Loan 2018 Accrued Interest	594.13	0.00	(594.13)	3,036.57	0.00	(3,036.57)	0.00
57908	Dvlpr Ln 2019 Accrued Interest	472.87	0.00	(472.87)	2,400.48	0.00	(2,400.48)	0.00
57909	Dvlpr Ln 2021 Accrued Interest	1,555.92	0.00	(1,555.92)	7,817.77	0.00	(7,817.77)	0.00
57910	Dvlpr Ln 2022 Accrued Interest	1,137.24	0.00	(1,137.24)	5,494.59	0.00	(5,494.59)	0.00
57911	Dvlpr Ln 2018 Amenity Center Intere	23,872.69	0.00	(23,872.69)	95,761.65	0.00	(95,761.65)	0.00
57912	Dvlpr Ln 2020 Accrued Interest	1,626.38	0.00	(1,626.38)	6,602.29	0.00	(6,602.29)	0.00
57914	Dvlpr Ln 2023 Accrued Interest	2,868.01	0.00	(2,868.01)	14,315.10	0.00	(14,315.10)	0.00
57915	Dvlpr Ln 2022 Accrued Interest	1,390.13	0.00	(1,390.13)	6,938.57	0.00	(6,938.57)	0.00
57916	Dvlpr Ln 2023 Amenity Center Accru	4,680.63	0.00	(4,680.63)	23,306.04	0.00	(23,306.04)	0.00
TOTAL Administrative		38,198.00	0.00	(38,198.00)	165,673.06	0.00	(165,673.06)	0.00
TOTAL Expense		38,198.00	0.00	(38,198.00)	165,673.06	0.00	(165,673.06)	0.00
Net Operating Income/Loss		(7,310.04)	(10,178.00)	2,867.96	(16,422.21)	(353,987.00)	337,564.79	(427,660.00)
Net Income/Loss After Transfers		(7,310.04)	(10,178.00)	2,867.96	(16,422.21)	(353,987.00)	337,564.79	(427,660.00)

Hidden Trails Community Association
Income Statement
03-Community Enhancement Fund
Posted 5/1/2025 To 5/31/2025 11:59:00 PM

	Current Period 03-Community Enhancement Fund			Year to Date 03-Community Enhancement Fund			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
Income							
Transfer between Funds							
499 Community Enhancement Fund Trar	4,512.25	0.00	4,512.25	13,342.29	0.00	13,342.29	0.00
TOTAL Transfer between Funds	4,512.25	0.00	4,512.25	13,342.29	0.00	13,342.29	0.00
TOTAL Income	4,512.25	0.00	4,512.25	13,342.29	0.00	13,342.29	0.00
Net Operating Income/Loss	4,512.25	0.00	4,512.25	13,342.29	0.00	13,342.29	0.00
Expense							
894 Depreciation	493.81	0.00	(493.81)	2,469.05	0.00	(2,469.05)	0.00
TOTAL	493.81	0.00	(493.81)	2,469.05	0.00	(2,469.05)	0.00
TOTAL Expense	493.81	0.00	(493.81)	2,469.05	0.00	(2,469.05)	0.00
Net Operating Income/Loss	4,018.44	0.00	4,018.44	10,873.24	0.00	10,873.24	0.00
Net Income/Loss After Transfers	4,018.44	0.00	4,018.44	10,873.24	0.00	10,873.24	0.00

YTD Income Statement

Tuesday, June 10, 2025 9:43

Posted 5/1/2025 To 5/31/2025 11:59:00 PM

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME														
Revenue														
401	Association Dues	198,325.38	204,329.68	205,470.18	207,542.99	210,337.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,026,005.90
40503	Community Enhancement	712.50	750.00	2,261.25	5,106.29	4,512.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,342.29
411	ARC Revenue	250.00	150.00	650.00	700.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,300.00
423	Bad Debt Expense	(16,114.99)	(7,939.16)	(968.44)	2,507.18	(20,291.45)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(42,806.86)
434	Working Capital	0.00	13,820.00	30,510.90	25,500.00	16,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86,330.90
438	Rental Fees	1,686.90	1,200.00	1,913.10	8.22	2,239.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,048.19
441	Late Fees	9,200.00	3,200.00	875.00	7,950.00	3,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,375.00
44101	Collection Fee Revenue	9,645.00	4,680.00	1,035.00	10,935.00	3,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,420.00
44106	Delinquency Interest	1,959.86	661.58	379.38	1,391.66	793.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,186.41
451	Bank Interest	2.00	1.84	2.11	2.10	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.21
454	Sanctions/Fines	825.00	750.00	625.00	400.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,925.00
45703	Gate FOB Income	189.50	100.00	360.35	912.86	761.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,324.45
45914	Legal Fee Revenue	2,519.50	1,410.00	7,650.15	220.00	9,718.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,518.10
474	Lifestyle Income	494.58	323.23	162.19	439.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,419.68
TOTAL Revenue		209,695.23	223,437.17	250,926.17	263,615.98	231,724.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,179,399.27
Transfer between Funds														
499	Community Enhancement Fund Transfer	(712.50)	(750.00)	(2,261.25)	(5,106.29)	(4,512.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(13,342.29)
TOTAL Transfer between Funds		(712.50)	(750.00)	(2,261.25)	(5,106.29)	(4,512.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(13,342.29)
TOTAL INCOME		208,982.73	222,687.17	248,664.92	258,509.69	227,212.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,166,056.98
EXPENSES														
894	Depreciation	35,462.17	33,062.17	34,262.17	34,262.17	34,262.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171,310.85
Administrative														
505	Onsite Services	36,448.16	32,150.40	33,757.92	34,191.44	27,947.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164,495.47
547	Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
553	Audit & Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
561	Legal Fees - Collections	2,220.58	4,204.00	3,741.00	7,673.50	3,919.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,759.03
56101	Lien/Collection Costs	10,320.00	0.00	6,165.00	11,485.00	3,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,245.00
562	Legal Fees - Attorney	0.00	715.50	486.50	694.85	237.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,134.35

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
563	Licenses/Fees/Permits	201.59	201.59	198.50	199.76	162.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	963.92
564	Dues/Subscriptions	882.48	70.72	798.98	1,019.78	329.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,101.06
565	Community Management Fees	4,953.00	5,034.00	5,112.00	5,223.00	5,283.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,605.00
567	Meeting Expense	0.00	241.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241.47
569	Office Supplies	127.67	506.24	563.53	87.62	554.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,839.67
572	Postage	545.19	1,802.11	582.60	681.55	2,156.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,768.10
573	Telephone	238.05	251.45	258.39	238.30	252.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,238.42
575	Social Events	1,867.77	13,176.01	3,735.32	4,866.27	6,026.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,672.10
57901	Mileage/Auto	266.70	540.38	(256.69)	314.72	287.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,152.81
57904	Bank Fees	61.38	89.40	88.76	87.84	83.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	410.71
57907	Dvlpr Loan 2018 Accrued Interest	632.66	628.06	563.13	618.59	594.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,036.57
57908	Dvlpr Ln 2019 Accrued Interest	487.29	483.71	480.11	476.50	472.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.48
57909	Dvlpr Ln 2021 Accrued Interest	1,581.19	1,587.91	1,491.77	1,600.98	1,555.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,817.77
57910	Dvlpr Ln 2022 Accrued Interest	1,118.73	1,014.77	1,127.80	1,096.05	1,137.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,494.59
57911	Dvlpr Ln 2018 Amenity Center Interest	0.00	24,008.04	23,963.02	23,917.90	23,872.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,761.65
57912	Dvlpr Ln 2020 Accrued Interest	0.00	1,674.69	1,658.66	1,642.56	1,626.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,602.29
57914	Dvlpr Ln 2023 Accrued Interest	2,914.32	2,926.87	2,655.00	2,950.90	2,868.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,315.10
57915	Dvlpr Ln 2022 Accrued Interest	1,412.58	1,418.66	1,286.89	1,430.31	1,390.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,938.57
57916	Dvlpr Ln 2023 Amenity Center Accrued In	4,641.83	4,651.49	4,661.19	4,670.90	4,680.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,306.04
57987	2018 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57988	2019 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57991	2018 Amenity Center Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57992	2020 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590	Web Hosting	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
TOTAL Administrative		70,921.17	97,377.47	93,519.38	105,168.32	88,713.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455,700.17
Contract Services														
59401	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
605	Janitor Contract	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,500.00
619	Landscape Contract	29,011.00	0.00	10,159.50	58,022.00	31,176.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,368.50

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
61913	Landscape Extras/Mulch	0.00	23,163.53	30,006.75	1,623.75	27.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,821.09
61946	Tree Removal/Trimming	0.00	0.00	4,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,400.00
61962	Backflow Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
625	Pest Control	221.91	221.91	221.91	221.91	221.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,109.55
627	HVAC Contract	0.00	0.00	0.00	848.12	2,298.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,146.62
629	Pool Service	5,171.11	5,171.11	5,171.11	5,171.11	5,330.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,015.03
62903	Pool Monitor	0.00	0.00	0.00	24,918.00	21,318.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,236.00
62913	Pool Supplies/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
636	Fitness Maintenance Contract	381.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	381.04
63704	Access System	0.00	30,803.20	28,289.08	0.00	7,501.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,594.01
63707	Alarm Monitoring	439.50	0.00	0.00	162.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	601.88
639	Lighting Maintenance Service	531.65	(290.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241.65
664	Lake/Pond Management	0.00	0.00	18,907.75	17,476.75	4,984.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,368.50
67206	Lights & Transformer	0.00	0.00	0.00	0.00	1,520.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,520.93
TOTAL	Contract Services	42,056.21	65,369.75	103,456.10	114,744.02	80,678.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	406,304.80
Insurance														
851	Insurance - D&O	370.92	370.92	370.92	370.92	370.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,854.60
854	Insurance - General Liability	3,071.63	3,071.63	3,071.63	3,243.63	3,156.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,615.18
857	Insurance - Workers Compensation	27.50	27.50	27.50	27.50	27.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.50
859	Insurance - Umbrella	143.67	143.67	143.67	143.67	143.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	718.35
863	Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	Insurance	3,613.72	3,613.72	3,613.72	3,785.72	3,698.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,325.63
Parts & Supplies														
628	Fire & Safety Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
701	HVAC Supplies	64.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.73
702	General Supplies	159.19	0.00	157.21	72.46	508.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	897.00
705	Carpentry Supplies	287.87	0.00	0.00	199.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	487.36
706	Fitness Expenses	0.00	739.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	739.98
708	Program Supplies	0.00	162.31	142.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	304.99

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
713	Locks & Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72003	Pool Furniture & Fixtures	0.00	0.00	992.72	0.00	139.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,132.34
721	Gate Supplies/Transponders	670.07	699.30	0.00	0.00	109.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,478.63
TOTAL Parts & Supplies		1,181.86	1,601.59	1,292.61	271.95	757.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,105.03
Repairs & Maintenance														
616	Park Equipment	11.34	0.00	1,038.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,049.45
61920	Common Area Maint	0.00	4,325.00	11,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,075.00
643	Parking Lot Repairs	1,028.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,028.38
652	Gates Parts/Supplies	0.00	32.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.32
656	General Maintenance	5,250.00	4,655.00	5,250.00	590.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,745.97
675	Fitness Center Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
683	Pool Repairs	0.00	0.00	3,178.82	0.00	38.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,217.66
689	Site Signage Repairs	0.00	0.00	1,223.42	1,613.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,837.39
725	Doors	0.00	0.00	1,449.41	0.00	3,582.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,032.06
TOTAL Repairs & Maintenance		6,289.72	9,012.32	23,889.76	2,204.94	3,621.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,018.23
Taxes														
805	Real Estate Tax	0.00	0.00	0.00	0.00	5,609.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,609.36
TOTAL Taxes		0.00	0.00	0.00	0.00	5,609.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,609.36
Utilities														
751	Electricity	9,197.68	11,717.32	10,852.21	12,479.18	13,174.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,421.14
754	Phone/Internet/TV	695.00	696.01	773.73	773.54	768.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,707.11
757	Trash Removal	480.32	480.32	0.00	1,032.67	555.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,548.65
758	Water/Sewer	1,765.66	1,076.17	1,689.18	3,570.77	2,465.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,567.00
760	Street Lighting	220.00	(8.36)	217.32	215.23	217.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	861.22
TOTAL Utilities		12,358.66	13,961.46	13,532.44	18,071.39	17,181.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,105.12
TOTAL EXPENSES		171,883.51	223,998.48	273,566.18	278,508.51	234,522.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,182,479.19
Excess Revenue / Expense		37,099.22	(1,311.31)	(24,901.26)	(19,998.82)	(7,310.04)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(16,422.21)

Hidden Trails Community Association

03-Community Enhancement Fund

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Transfer between Funds													
499 Community Enhancement Fund Transfer	712.50	750.00	2,261.25	5,106.29	4,512.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,342.29
TOTAL Transfer between Funds	712.50	750.00	2,261.25	5,106.29	4,512.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,342.29
TOTAL INCOME	712.50	750.00	2,261.25	5,106.29	4,512.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,342.29
EXPENSES													
894 Depreciation	493.81	493.81	493.81	493.81	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,469.05
TOTAL EXPENSES	493.81	493.81	493.81	493.81	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,469.05
Excess Revenue / Expense	218.69	256.19	1,767.44	4,612.48	4,018.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,873.24