Hidden Trails Community Association

Professionally Managed by:

CCMC

August 2025

CCMC

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Hidden Trails Community Association

Consolidated

		08/2025	07/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	511,465.08	661,274.14	(149,809.06)
100301	Cash - CE CKG AAB	162,144.32	150,609.82	11,534.50
100303	Cash - OP Intake ckg AAB	3,478.25	6,992.09	(3,513.84)
1005	Cash - Debit Card ckg AAB	2,972.97	2,673.05	299.92
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
	Total Cash	682,526.31	824,014.79	(141,488.48)
	Accounts Receivable			
111	Accounts Receivable	214,039.43	244,016.60	(29,977.17)
112	AR Other	375.00	375.00	0.00
119	Allowance for Doubtful Accounts	(135,278.05)	(137,466.38)	2,188.33
	Total Accounts Receivable	79,136.38	106,925.22	(27,788.84)
	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	(2,269,749.11)	(2,234,993.13)	(34,755.98)
	Total Fixed Assets	11,471,320.14	11,506,076.12	(34,755.98)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	4,993.88	8,682.63	(3,688.75)
134	Prepaid Expense	2,677.06	5,972.48	(3,295.42)
	Total Other Assets	8,220.94	15,205.11	(6,984.17)
	Total Assets	*12,241,203.77*	*12,452,221.24*	*(211,017.47)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	31,825.89	34,703.93	(2,878.04)
211	Accounts Payable	0.00	13,138.27	(13,138.27)
213	Unearned Assessments	212,163.23	422,144.16	(209,980.93)
214	Prepaid Assessments	91,819.76	83,013.92	8,805.84
21701	Dvlpr Ln 2018 Amenity Center	11,371,637.51	11,393,519.39	(21,881.88)
21703	Dvlpr Ln 2023 Amenity Center	2,119,522.23	2,119,522.23	0.00
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	145,960.85	141,250.91	4,709.94
24501	Dvlpr Ln 2018	138,190.24	139,287.92	(1,097.68)

Hidden Trails Community Association

Consolidated

		08/2025	07/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
24502	Dvlpr Ln 2019	109,970.94	110,855.98	(885.04)
24503	Dvlpr Ln 2021	384,974.38	383,346.47	1,627.91
24504	Dvlpr Ln 2022	272,343.21	271,191.57	1,151.64
24505	Dvlpr Ln 2020	374,647.96	378,593.69	(3,945.73)
24506	Dvlpr Ln 2023	700,058.72	697,057.50	3,001.22
24507	Dvlpr Ln 2022	339,320.49	337,865.79	1,454.70
	Total Current Liabilities	16,292,435.41	16,525,491.73	(233,056.32)
	Equity			
309	Equity	(4,095,708.67)	(4,095,708.67)	0.00
	Net Income (Loss)	44,477.03	22,438.18	22,038.85
	Total Equity	(4,051,231.64)	(4,073,270.49)	22,038.85
	Total Liabilities & Equity	*12,241,203.77*	*12,452,221.24*	*(211,017.47)*

Hidden Trails Community Association

01-Operating

		08/2025	07/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	511,465.08	661,274.14	(149,809.06)
100303	Cash - OP Intake ckg AAB	3,478.25	6,992.09	(3,513.84)
1005	Cash - Debit Card ckg AAB	2,972.97	2,673.05	299.92
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
	Total Cash	520,381.99	673,404.97	(153,022.98)
	Accounts Receivable			
111	Accounts Receivable	214,039.43	244,016.60	(29,977.17)
112	AR Other	375.00	375.00	0.00
119	Allowance for Doubtful Accounts	(135,278.05)	(137,466.38)	2,188.33
	Total Accounts Receivable	79,136.38	106,925.22	(27,788.84)
	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	(2,253,453.38)	(2,219,191.21)	(34,262.17)
	Total Fixed Assets	11,446,135.87	11,480,398.04	(34,262.17)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	4,993.88	8,682.63	(3,688.75)
134	Prepaid Expense	2,677.06	5,972.48	(3,295.42)
	Total Other Assets	8,220.94	15,205.11	(6,984.17)
	Total Assets	*12,053,875.18*	*12,275,933.34*	*(222,058.16)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	31,825.89	34,703.93	(2,878.04)
211	Accounts Payable	0.00	13,138.27	(13,138.27)
213	Unearned Assessments	212,163.23	422,144.16	(209,980.93)
214	Prepaid Assessments	91,819.76	83,013.92	8,805.84
21701	Dvlpr Ln 2018 Amenity Center	11,371,637.51	11,393,519.39	(21,881.88)
21703	Dvlpr Ln 2023 Amenity Center	2,119,522.23	2,119,522.23	0.00
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	145,960.85	141,250.91	4,709.94
24501	Dvlpr Ln 2018	138,190.24	139,287.92	(1,097.68)
24502	Dvlpr Ln 2019	109,970.94	110,855.98	(885.04)

Hidden Trails Community Association

01-Operating

		08/2025	07/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
24503	Dvlpr Ln 2021	384,974.38	383,346.47	1,627.91
24504	Dvlpr Ln 2022	272,343.21	271,191.57	1,151.64
24505	Dvlpr Ln 2020	374,647.96	378,593.69	(3,945.73)
24506	Dvlpr Ln 2023	700,058.72	697,057.50	3,001.22
24507	Dvlpr Ln 2022	339,320.49	337,865.79	1,454.70
	Total Current Liabilities	16,292,435.41	16,525,491.73	(233,056.32)
	Equity			
309	Equity	(4,245,029.74)	(4,245,029.74)	0.00
	Net Income (Loss)	6,469.51	(4,528.65)	10,998.16
	Total Equity	(4,238,560.23)	(4,249,558.39)	10,998.16
	Total Liabilities & Equity	*12,053,875.18*	*12,275,933.34*	*(222,058.16)*

Hidden Trails Community Association

03-Community Enhancement Fund

		08/2025	07/2025	Net Change
	Assets			
	Cash			
100301	Cash - CE CKG AAB	162,144.32	150,609.82	11,534.50
	Total Cash	162,144.32	150,609.82	11,534.50
	Fixed Assets			
125	Landscaping and Trails	41,480.00	41,480.00	0.00
129	Accumulated Depreciation	(16,295.73)	(15,801.92)	(493.81)
	Total Fixed Assets	25,184.27	25,678.08	(493.81)
	Total Assets	*187,328.59*	*176,287.90*	*11,040.69*
	Liabilities & Equity			
	Equity			
309	Equity	149,321.07	149,321.07	0.00
	Net Income (Loss)	38,007.52	26,966.83	11,040.69
	Total Equity	187,328.59	176,287.90	11,040.69
	Total Liabilities & Equity	*187,328.59*	*176,287.90*	*11,040.69*

Balance Sheet by Fund (column format)

Tuesday, September 9, 2025 16:08

Posted 08/31/2025

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Assets				
Cash				
Cash - OP AAB	511,465.08			511,465.08
Cash - CE CKG AAB			162,144.32	162,144.32
Cash - OP Intake ckg AAB	3,478.25			3,478.25
Cash - Debit Card ckg AAB	2,972.97			2,972.97
Cash - Local Depository CKG (	2,465.69			2,465.69
Total Cash	520,381.99		162,144.32	682,526.31
Accounts Receivable				
Accounts Receivable	214,039.43			214,039.43
AR Other	375.00			375.00
Allowance for Doubtful Accou	(135,278.05)			(135,278.05)
Total Accounts Receivable	79,136.38			79,136.38
Fixed Assets				
Land	130,000.00			130,000.00
Landscaping and Trails	2,958,842.31		41,480.00	3,000,322.31
Fitness Equipment	72,000.00			72,000.00
Amenity Center	8,408,634.71			8,408,634.71
Amenity Center 2023	2,119,522.23			2,119,522.23
Equipment	10,590.00			10,590.00
Accumulated Depreciation	(2,253,453.38)		(16,295.73)	(2,269,749.11)
Total Fixed Assets	11,446,135.87		25,184.27	11,471,320.14
Other Assets				
Deposits	550.00			550.00
Prepaid Insurance	4,993.88			4,993.88
Prepaid Expense	2,677.06			2,677.06
Total Other Assets	8,220.94			8,220.94
Total Assets	*12,053,875.18*		*187,328.59*	*12,241,203.77*
Liabilities & Equity				

Balance Sheet by Fund (column format)

Tuesday, September 9, 2025 16:08

Posted 08/31/2025

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Liabilities & Equity				
Current Liabilities				
Accrued Expense	31,825.89			31,825.89
Unearned Assessments	212,163.23			212,163.23
Prepaid Assessments	91,819.76			91,819.76
Dvlpr Ln 2018 Amenity Center	11,371,637.51			11,371,637.51
Dvlpr Ln 2023 Amenity Center	2,119,522.23			2,119,522.23
Dvlpr Ln 2023 Amenity Ctr Acc	145,960.85			145,960.85
Dvlpr Ln 2018	138,190.24			138,190.24
Dvlpr Ln 2019	109,970.94			109,970.94
Dvlpr Ln 2021	384,974.38			384,974.38
Dvlpr Ln 2022	272,343.21			272,343.21
Dvlpr Ln 2020	374,647.96			374,647.96
Dvlpr Ln 2023	700,058.72			700,058.72
Dvlpr Ln 2022	339,320.49			339,320.49
Total Current Liabilities	16,292,435.41			16,292,435.41
Equity				
Equity	(4,245,029.74)		149,321.07	(4,095,708.67)
Net Income (Loss)	6,469.51		38,007.52	44,477.03
Total Equity	(4,238,560.23)		187,328.59	(4,051,231.64)
Total Liabilities & Equity	*12,053,875.18*		*187,328.59*	*12,241,203.77*

Hidden Trails Community Association
Income Statement
01-Operating
Posted 8/1/2025 To 8/31/2025 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	212,163.23	208,260.00	3,903.23	1,661,226.21	1,600,560.00	60,666.21	2,451,852.00
40503	Community Enhancement	11,534.50	5,000.00	6,534.50	41,958.00	37,100.00	4,858.00	49,700.00
411	ARC Revenue	0.00	300.00	(300.00)	3,000.00	3,050.00	(50.00)	4,750.00
423	Bad Debt Expense	2,188.33	906.00	1,282.33	(52,929.62)	7,248.00	(60,177.62)	10,872.00
434	Working Capital	17,250.00	15,000.00	2,250.00	132,080.90	120,000.00	12,080.90	156,000.00
438	Rental Fees	206.80	1,500.00	(1,293.20)	11,320.39	9,500.00	1,820.39	15,000.00
441	Late Fees	2,725.00	1,313.00	1,412.00	34,650.00	10,504.00	24,146.00	15,756.00
44101	Collection Fee Revenue	4,030.00	1,207.00	2,823.00	41,834.01	9,656.00	32,178.01	14,484.00
44106	Delinquency Interest	446.69	0.00	446.69	7,090.20	0.00	7,090.20	0.00
451	Bank Interest	2.17	0.00	2.17	16.58	0.00	16.58	0.00
454	Sanctions/Fines	475.00	0.00	475.00	3,950.00	0.00	3,950.00	0.00
45703	Gate FOB Income	292.42	300.00	(7.58)	4,126.21	3,940.00	186.21	4,580.00
45914	Legal Fee Revenue	1,160.00	1,062.00	98.00	41,602.22	8,496.00	33,106.22	12,744.00
46405	Pond Maintenance Revenue	0.00	0.00	0.00	200.00	0.00	200.00	0.00
474	Lifestyle Income	16.27	500.00	(483.73)	1,862.40	4,000.00	(2,137.60)	6,000.00
TOTAL Revenue		252,490.41	235,348.00	17,142.41	1,931,987.50	1,814,054.00	117,933.50	2,741,738.00
Transfer between Funds								
499	Community Enhancement Fund Trar	(11,534.50)	(5,000.00)	(6,534.50)	(41,958.00)	(37,100.00)	(4,858.00)	(49,700.00)
TOTAL Transfer between Funds		(11,534.50)	(5,000.00)	(6,534.50)	(41,958.00)	(37,100.00)	(4,858.00)	(49,700.00)
TOTAL Income		240,955.91	230,348.00	10,607.91	1,890,029.50	1,776,954.00	113,075.50	2,692,038.00
Expense								
Administrative								
505	Onsite Services	29,444.00	33,840.00	4,396.00	254,512.08	278,779.00	24,266.92	420,586.00
547	Uniforms	0.00	0.00	0.00	0.00	500.00	500.00	500.00
553	Audit & Tax	0.00	0.00	0.00	5,000.00	0.00	(5,000.00)	5,501.00
561	Legal Fees - Collections	8,293.19	3,167.00	(5,126.19)	47,781.34	25,346.00	(22,435.34)	38,014.00
56101	Lien/Collection Costs	4,255.00	0.00	(4,255.00)	44,895.00	0.00	(44,895.00)	0.00
562	Legal Fees - Attorney	0.00	250.00	250.00	2,354.35	3,500.00	1,145.65	4,500.00
563	Licenses/Fees/Permits	341.30	180.00	(161.30)	1,612.21	4,940.00	3,327.79	5,660.00
564	Dues/Subscriptions	317.01	511.00	193.99	4,499.50	3,838.00	(661.50)	5,482.00
565	Community Management Fees	5,409.00	5,211.00	(198.00)	41,751.00	40,008.00	(1,743.00)	61,452.00
567	Meeting Expense	0.00	50.00	50.00	241.47	400.00	158.53	2,600.00
569	Office Supplies	25.43	900.00	874.57	2,000.47	7,735.00	5,734.53	14,595.00
572	Postage	3,074.38	625.00	(2,449.38)	9,645.52	5,560.00	(4,085.52)	8,060.00
573	Telephone	233.65	250.00	16.35	1,948.67	2,000.00	51.33	3,000.00
575	Social Events	5,366.28	7,500.00	2,133.72	41,617.17	36,445.00	(5,172.17)	59,145.00
57901	Mileage/Auto	223.30	350.00	126.70	1,908.81	2,800.00	891.19	4,200.00
57904	Bank Fees	29.42	0.00	(29.42)	641.32	0.00	(641.32)	0.00
57987	2018 Loan Payment	599.71	1,697.00	1,097.29	4,830.47	13,576.00	8,745.53	20,364.00
57988	2019 Loan Payment	461.90	1,347.00	885.10	3,797.18	10,776.00	6,978.82	16,164.00
57991	2018 Amenity Center Loan Payment	23,736.50	45,618.00	21,881.50	167,107.53	364,944.00	197,836.47	547,416.00
57992	2020 Loan Payment	1,577.47	5,523.00	3,945.53	11,383.76	158,638.00	147,254.24	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		83,387.54	107,019.00	23,631.46	647,927.85	963,285.00	315,357.15	1,401,569.00
Contract Services								
59401	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00

Hidden Trails Community Association
Income Statement
01-Operating
Posted 8/1/2025 To 8/31/2025 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
605	Janitor Contract	6,300.00	6,800.00	500.00	50,400.00	54,400.00	4,000.00	81,600.00
619	Landscape Contract	37,211.00	35,593.00	(1,618.00)	202,709.25	284,744.00	82,034.75	427,116.00
61913	Landscape Extras/Mulch	709.11	500.00	(209.11)	55,530.20	69,000.00	13,469.80	74,000.00
61946	Tree Removal/Trimming	850.00	0.00	(850.00)	5,250.00	11,500.00	6,250.00	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	285.51	350.00	64.49	1,858.30	4,300.00	2,441.70	5,700.00
627	HVAC Contract	0.00	1,000.00	1,000.00	8,233.29	6,600.00	(1,633.29)	8,800.00
629	Pool Service	133.69	6,200.00	6,066.31	42,638.67	43,600.00	961.33	68,900.00
62903	Pool Monitor	13,600.00	11,440.00	(2,160.00)	90,472.00	57,200.00	(33,272.00)	80,080.00
62913	Pool Supplies/Equipment	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
636	Fitness Maintenance Contract	0.00	0.00	0.00	1,196.27	1,800.00	603.73	2,400.00
63704	Access System	2,165.00	2,130.00	(35.00)	73,871.73	47,040.00	(26,831.73)	55,560.00
63707	Alarm Monitoring	0.00	50.00	50.00	888.74	650.00	(238.74)	850.00
639	Lighting Maintenance Service	1,324.70	300.00	(1,024.70)	1,566.35	4,400.00	2,833.65	6,600.00
664	Lake/Pond Management	14,773.75	0.00	(14,773.75)	74,506.00	49,700.00	(24,806.00)	68,178.00
67206	Lights & Transformer	0.00	0.00	0.00	1,520.93	0.00	(1,520.93)	0.00
TOTAL Contract Services		77,352.76	64,363.00	(12,989.76)	610,641.73	642,434.00	31,792.27	918,784.00
Insurance								
851	Insurance - D&O	370.92	371.00	0.08	2,967.36	2,968.00	0.64	4,452.00
854	Insurance - General Liability	3,146.66	2,932.00	(214.66)	25,055.16	23,456.00	(1,599.16)	35,184.00
857	Insurance - Workers Compensation	27.50	28.00	0.50	220.00	224.00	4.00	336.00
859	Insurance - Umbrella	143.67	209.00	65.33	1,149.36	1,672.00	522.64	2,508.00
863	Insurance - Other	0.00	131.00	131.00	0.00	1,048.00	1,048.00	1,572.00
TOTAL Insurance		3,688.75	3,671.00	(17.75)	29,391.88	29,368.00	(23.88)	44,052.00
Parts & Supplies								
628	Fire & Safety Supplies	0.00	0.00	0.00	0.00	750.00	750.00	1,000.00
701	HVAC Supplies	0.00	0.00	0.00	214.67	1,200.00	985.33	1,200.00
702	General Supplies	196.04	200.00	3.96	2,131.41	1,602.00	(529.41)	2,402.00
705	Carpentry Supplies	0.00	0.00	0.00	487.36	1,800.00	1,312.64	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	30.20	0.00	(30.20)	335.19	600.00	264.81	1,029.00
713	Locks & Keys	0.00	0.00	0.00	88.54	1,000.00	911.46	1,000.00
72003	Pool Furniture & Fixtures	212.32	0.00	(212.32)	1,344.66	55,500.00	54,155.34	55,500.00
721	Gate Supplies/Transponders	0.00	43.00	43.00	1,478.63	844.00	(634.63)	1,266.00
TOTAL Parts & Supplies		438.56	243.00	(195.56)	6,820.44	65,296.00	58,475.56	67,897.00
Repairs & Maintenance								
616	Park Equipment	0.00	0.00	0.00	1,049.45	15,414.00	14,364.55	15,414.00
61920	Common Area Maint	0.00	0.00	0.00	37,831.00	5,000.00	(32,831.00)	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	1,021.69	1,250.00	228.31	17,607.68	10,000.00	(7,607.68)	15,000.00
675	Fitness Center Expense	0.00	0.00	0.00	0.00	4,100.00	4,100.00	5,000.00
683	Pool Repairs	0.00	0.00	0.00	4,446.74	3,500.00	(946.74)	3,500.00
689	Site Signage Repairs	0.00	0.00	0.00	1,713.97	6,364.00	4,650.03	6,364.00
725	Doors	0.00	0.00	0.00	5,032.06	10,000.00	4,967.94	10,000.00
TOTAL Repairs & Maintenance		1,021.69	1,250.00	228.31	68,741.60	56,378.00	(12,363.60)	62,278.00
Taxes								
805	Real Estate Tax	0.00	0.00	0.00	5,609.36	7,250.00	1,640.64	7,250.00

Hidden Trails Community Association
Income Statement
01-Operating
Posted 8/1/2025 To 8/31/2025 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
TOTAL Taxes		0.00	0.00	0.00	5,609.36	7,250.00	1,640.64	7,250.00
Utilities								
751	Electricity	12,960.09	10,500.00	(2,460.09)	99,781.84	84,000.00	(15,781.84)	126,000.00
754	Phone/Internet/TV	791.86	600.00	(191.86)	6,024.61	4,800.00	(1,224.61)	7,200.00
757	Trash Removal	555.34	500.00	(55.34)	4,551.76	4,000.00	(551.76)	6,000.00
758	Water/Sewer	3,337.70	3,500.00	162.30	17,873.97	34,000.00	16,126.03	48,000.00
760	Street Lighting	215.88	250.00	34.12	1,507.74	2,000.00	492.26	3,000.00
TOTAL Utilities		17,860.87	15,350.00	(2,510.87)	129,739.92	128,800.00	(939.92)	190,200.00
TOTAL Expense		183,750.17	191,896.00	8,145.83	1,498,872.78	1,892,811.00	393,938.22	2,692,030.00
Net Operating Income/Loss		57,205.74	38,452.00	18,753.74	391,156.72	(115,857.00)	507,013.72	8.00
Expense								
894	Depreciation	34,262.17	35,639.00	1,376.83	274,097.36	285,112.00	11,014.64	427,668.00
TOTAL		34,262.17	35,639.00	1,376.83	274,097.36	285,112.00	11,014.64	427,668.00
TOTAL Expense		34,262.17	35,639.00	1,376.83	274,097.36	285,112.00	11,014.64	427,668.00
Net Operating Income/Loss		22,943.57	2,813.00	20,130.57	117,059.36	(400,969.00)	518,028.36	(427,660.00)
Expense								
Administrative								
57909	Dvlpr Ln 2021 Accrued Interest	1,627.91	0.00	(1,627.91)	12,629.02	0.00	(12,629.02)	0.00
57910	Dvlpr Ln 2022 Accrued Interest	1,151.64	0.00	(1,151.64)	8,898.23	0.00	(8,898.23)	0.00
57914	Dvlpr Ln 2023 Accrued Interest	3,001.22	0.00	(3,001.22)	33,469.33	0.00	(33,469.33)	0.00
57915	Dvlpr Ln 2022 Accrued Interest	1,454.70	0.00	(1,454.70)	23,989.70	0.00	(23,989.70)	0.00
57916	Dvlpr Ln 2023 Amenity Center Accru	4,709.94	0.00	(4,709.94)	31,603.57	0.00	(31,603.57)	0.00
TOTAL Administrative		11,945.41	0.00	(11,945.41)	110,589.85	0.00	(110,589.85)	0.00
TOTAL Expense		11,945.41	0.00	(11,945.41)	110,589.85	0.00	(110,589.85)	0.00
Net Operating Income/Loss		10,998.16	2,813.00	8,185.16	6,469.51	(400,969.00)	407,438.51	(427,660.00)
Net Income/Loss After Transfers		10,998.16	2,813.00	8,185.16	6,469.51	(400,969.00)	407,438.51	(427,660.00)

Hidden Trails Community Association
Income Statement
03-Community Enhancement Fund
Posted 8/1/2025 To 8/31/2025 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	11,534.50	0.00	11,534.50	41,958.00	0.00	41,958.00	0.00
TOTAL Transfer between Funds		11,534.50	0.00	11,534.50	41,958.00	0.00	41,958.00	0.00
TOTAL Income		11,534.50	0.00	11,534.50	41,958.00	0.00	41,958.00	0.00
Net Operating Income/Loss		11,534.50	0.00	11,534.50	41,958.00	0.00	41,958.00	0.00
Expense								
894	Depreciation	493.81	0.00	(493.81)	3,950.48	0.00	(3,950.48)	0.00
TOTAL		493.81	0.00	(493.81)	3,950.48	0.00	(3,950.48)	0.00
TOTAL Expense		493.81	0.00	(493.81)	3,950.48	0.00	(3,950.48)	0.00
Net Operating Income/Loss		11,040.69	0.00	11,040.69	38,007.52	0.00	38,007.52	0.00
Net Income/Loss After Transfers		11,040.69	0.00	11,040.69	38,007.52	0.00	38,007.52	0.00

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	211,984.99	211,072.09	212,163.23	0.00	0.00	0.00	0.00	1,661,226.21
40503	Community Enhancement	712.50	750.00	2,261.25	5,106.29	4,512.25	8,776.21	8,305.00	11,534.50	0.00	0.00	0.00	0.00	41,958.00
411	ARC Revenue	250.00	150.00	650.00	700.00	550.00	200.00	500.00	0.00	0.00	0.00	0.00	0.00	3,000.00
423	Bad Debt Expense	(16,114.99)	(7,939.16)	(968.44)	2,507.18	(20,291.45)	8,873.83	(21,184.92)	2,188.33	0.00	0.00	0.00	0.00	(52,929.62)
434	Working Capital	0.00	13,820.00	30,510.90	25,500.00	16,500.00	14,250.00	14,250.00	17,250.00	0.00	0.00	0.00	0.00	132,080.90
438	Rental Fees	1,686.90	1,200.00	1,913.10	8.22	2,239.97	1,507.19	2,558.21	206.80	0.00	0.00	0.00	0.00	11,320.39
441	Late Fees	9,200.00	3,200.00	875.00	7,950.00	3,150.00	525.00	7,025.00	2,725.00	0.00	0.00	0.00	0.00	34,650.00
44101	Collection Fee Revenue	9,645.00	4,680.00	1,035.00	10,935.00	3,125.00	667.01	7,717.00	4,030.00	0.00	0.00	0.00	0.00	41,834.01
44106	Delinquency Interest	1,959.86	661.58	379.38	1,391.66	793.93	251.21	1,205.89	446.69	0.00	0.00	0.00	0.00	7,090.20
451	Bank Interest	2.00	1.84	2.11	2.10	2.16	2.03	2.17	2.17	0.00	0.00	0.00	0.00	16.58
454	Sanctions/Fines	825.00	750.00	625.00	400.00	325.00	200.00	350.00	475.00	0.00	0.00	0.00	0.00	3,950.00
45703	Gate FOB Income	189.50	100.00	360.35	912.86	761.74	892.26	617.08	292.42	0.00	0.00	0.00	0.00	4,126.21
45914	Legal Fee Revenue	2,519.50	1,410.00	7,650.15	220.00	9,718.45	7,431.00	11,493.12	1,160.00	0.00	0.00	0.00	0.00	41,602.22
46405	Pond Maintenance Revenue	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
474	Lifestyle Income	494.58	323.23	162.19	439.68	0.00	0.00	426.45	16.27	0.00	0.00	0.00	0.00	1,862.40
TOTAL Revenue		209,695.23	223,437.17	250,926.17	263,615.98	231,724.72	255,760.73	244,337.09	252,490.41	0.00	0.00	0.00	0.00	1,931,987.50
Transfer between Funds														
499	Community Enhancement Fund Transfer	(712.50)	(750.00)	(2,261.25)	(5,106.29)	(4,512.25)	(8,776.21)	(8,305.00)	(11,534.50)	0.00	0.00	0.00	0.00	(41,958.00)
TOTAL Transfer between Funds		(712.50)	(750.00)	(2,261.25)	(5,106.29)	(4,512.25)	(8,776.21)	(8,305.00)	(11,534.50)	0.00	0.00	0.00	0.00	(41,958.00)
TOTAL INCOME		208,982.73	222,687.17	248,664.92	258,509.69	227,212.47	246,984.52	236,032.09	240,955.91	0.00	0.00	0.00	0.00	1,890,029.50
EXPENSES														
894	Depreciation	35,462.17	33,062.17	34,262.17	34,262.17	34,262.17	34,262.17	34,262.17	34,262.17	0.00	0.00	0.00	0.00	274,097.36
Administrative														
505	Onsite Services	36,448.16	32,150.40	33,757.92	34,191.44	27,947.55	28,023.81	32,548.80	29,444.00	0.00	0.00	0.00	0.00	254,512.08
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	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
561	Legal Fees - Collections	2,220.58	4,204.00	3,741.00	7,673.50	3,919.95	12,984.41	4,744.71	8,293.19	0.00	0.00	0.00	0.00	47,781.34
56101	Lien/Collection Costs	10,320.00	0.00	6,165.00	11,485.00	3,275.00	1,385.00	8,010.00	4,255.00	0.00	0.00	0.00	0.00	44,895.00

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
562	Legal Fees - Attorney	0.00	715.50	486.50	694.85	237.50	0.00	220.00	0.00	0.00	0.00	0.00	0.00	2,354.35
563	Licenses/Fees/Permits	201.59	201.59	198.50	199.76	162.48	159.14	147.85	341.30	0.00	0.00	0.00	0.00	1,612.21
564	Dues/Subscriptions	882.48	70.72	798.98	1,019.78	329.10	314.43	767.00	317.01	0.00	0.00	0.00	0.00	4,499.50
565	Community Management Fees	4,953.00	5,034.00	5,112.00	5,223.00	5,283.00	5,355.00	5,382.00	5,409.00	0.00	0.00	0.00	0.00	41,751.00
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	33.55	101.82	25.43	0.00	0.00	0.00	0.00	2,000.47
572	Postage	545.19	1,802.11	582.60	681.55	2,156.65	300.51	502.53	3,074.38	0.00	0.00	0.00	0.00	9,645.52
573	Telephone	238.05	251.45	258.39	238.30	252.23	238.30	238.30	233.65	0.00	0.00	0.00	0.00	1,948.67
575	Social Events	1,867.77	13,176.01	3,735.32	4,866.27	6,026.73	5,884.05	694.74	5,366.28	0.00	0.00	0.00	0.00	41,617.17
57901	Mileage/Auto	266.70	540.38	(256.69)	314.72	287.70	285.60	247.10	223.30	0.00	0.00	0.00	0.00	1,908.81
57904	Bank Fees	61.38	89.40	88.76	87.84	83.33	79.45	121.74	29.42	0.00	0.00	0.00	0.00	641.32
57907	Dvlpr Loan 2018 Accrued Interest	632.66	628.06	563.13	618.59	594.13	609.18	(3,645.75)	0.00	0.00	0.00	0.00	0.00	0.00
57908	Dvlpr Ln 2019 Accrued Interest	487.29	483.71	480.11	476.50	472.87	469.23	(2,869.71)	0.00	0.00	0.00	0.00	0.00	0.00
57909	Dvlpr Ln 2021 Accrued Interest	1,581.19	1,587.91	1,491.77	1,600.98	1,555.92	1,614.39	1,568.95	1,627.91	0.00	0.00	0.00	0.00	12,629.02
57910	Dvlpr Ln 2022 Accrued Interest	1,118.73	1,014.77	1,127.80	1,096.05	1,137.24	1,105.24	1,146.76	1,151.64	0.00	0.00	0.00	0.00	8,898.23
57911	Dvlpr Ln 2018 Amenity Center Interest	0.00	24,008.04	23,963.02	23,917.90	23,872.69	23,827.39	(119,589.04)	0.00	0.00	0.00	0.00	0.00	0.00
57912	Dvlpr Ln 2020 Accrued Interest	0.00	1,674.69	1,658.66	1,642.56	1,626.38	1,610.15	(8,212.44)	0.00	0.00	0.00	0.00	0.00	0.00
57914	Dvlpr Ln 2023 Accrued Interest	13,199.02	2,926.87	2,655.00	2,950.90	2,868.01	2,975.95	2,892.36	3,001.22	0.00	0.00	0.00	0.00	33,469.33
57915	Dvlpr Ln 2022 Accrued Interest	14,164.63	1,418.66	1,286.89	1,430.31	1,390.13	1,442.45	1,401.93	1,454.70	0.00	0.00	0.00	0.00	23,989.70
57916	Dvlpr Ln 2023 Amenity Center Accrued Int	(11,161.11)	4,651.49	4,661.19	4,670.90	4,680.63	4,690.38	4,700.15	4,709.94	0.00	0.00	0.00	0.00	31,603.57
57987	2018 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	4,230.76	599.71	0.00	0.00	0.00	0.00	4,830.47
57988	2019 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	3,335.28	461.90	0.00	0.00	0.00	0.00	3,797.18
57991	2018 Amenity Center Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	143,371.03	23,736.50	0.00	0.00	0.00	0.00	167,107.53
57992	2020 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	9,806.29	1,577.47	0.00	0.00	0.00	0.00	11,383.76
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		88,154.98	97,377.47	93,519.38	105,168.32	88,713.83	98,387.61	91,863.16	95,332.95	0.00	0.00	0.00	0.00	758,517.70
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	6,300.00	6,300.00	6,300.00	0.00	0.00	0.00	0.00	50,400.00

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
619	Landscape Contract	29,011.00	0.00	10,159.50	58,022.00	31,176.00	37,129.75	0.00	37,211.00	0.00	0.00	0.00	0.00	202,709.25
61913	Landscape Extras/Mulch	0.00	23,163.53	30,006.75	1,623.75	27.06	0.00	0.00	709.11	0.00	0.00	0.00	0.00	55,530.20
61946	Tree Removal/Trimming	0.00	0.00	4,400.00	0.00	0.00	0.00	0.00	850.00	0.00	0.00	0.00	0.00	5,250.00
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	221.91	241.33	285.51	0.00	0.00	0.00	0.00	1,858.30
627	HVAC Contract	0.00	0.00	0.00	848.12	2,298.50	5,086.67	0.00	0.00	0.00	0.00	0.00	0.00	8,233.29
629	Pool Service	5,171.11	5,171.11	5,171.11	5,171.11	5,330.59	5,962.46	10,527.49	133.69	0.00	0.00	0.00	0.00	42,638.67
62903	Pool Monitor	0.00	0.00	0.00	24,918.00	21,318.00	15,318.00	15,318.00	13,600.00	0.00	0.00	0.00	0.00	90,472.00
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	815.23	0.00	0.00	0.00	0.00	0.00	1,196.27
63704	Access System	0.00	30,803.20	28,289.08	0.00	7,501.73	2,521.23	2,591.49	2,165.00	0.00	0.00	0.00	0.00	73,871.73
63707	Alarm Monitoring	439.50	0.00	0.00	162.38	0.00	286.86	0.00	0.00	0.00	0.00	0.00	0.00	888.74
639	Lighting Maintenance Service	531.65	(290.00)	0.00	0.00	0.00	0.00	0.00	1,324.70	0.00	0.00	0.00	0.00	1,566.35
664	Lake/Pond Management	0.00	0.00	18,907.75	17,476.75	4,984.00	14,773.75	3,590.00	14,773.75	0.00	0.00	0.00	0.00	74,506.00
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	87,600.63	39,383.54	77,352.76	0.00	0.00	0.00	0.00	610,641.73
Insurance														
851	Insurance - D&O	370.92	370.92	370.92	370.92	370.92	370.92	370.92	370.92	0.00	0.00	0.00	0.00	2,967.36
854	Insurance - General Liability	3,071.63	3,071.63	3,071.63	3,243.63	3,156.66	3,146.66	3,146.66	3,146.66	0.00	0.00	0.00	0.00	25,055.16
857	Insurance - Workers Compensation	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	0.00	0.00	0.00	0.00	220.00
859	Insurance - Umbrella	143.67	143.67	143.67	143.67	143.67	143.67	143.67	143.67	0.00	0.00	0.00	0.00	1,149.36
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	3,688.75	3,688.75	3,688.75	0.00	0.00	0.00	0.00	29,391.88
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	149.94	0.00	0.00	0.00	0.00	0.00	214.67
702	General Supplies	159.19	0.00	157.21	72.46	508.14	284.08	754.29	196.04	0.00	0.00	0.00	0.00	2,131.41
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

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
708	Program Supplies	0.00	162.31	142.68	0.00	0.00	0.00	0.00	30.20	0.00	0.00	0.00	0.00	335.19
713	Locks & Keys	0.00	0.00	0.00	0.00	0.00	0.00	88.54	0.00	0.00	0.00	0.00	0.00	88.54
72003	Pool Furniture & Fixtures	0.00	0.00	992.72	0.00	139.62	0.00	0.00	212.32	0.00	0.00	0.00	0.00	1,344.66
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	284.08	992.77	438.56	0.00	0.00	0.00	0.00	6,820.44
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	16,050.00	5,706.00	0.00	0.00	0.00	0.00	0.00	37,831.00
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	840.02	1,021.69	0.00	0.00	0.00	0.00	17,607.68
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	1,229.08	0.00	0.00	0.00	0.00	0.00	4,446.74
689	Site Signage Repairs	0.00	0.00	1,223.42	1,613.97	0.00	(1,123.42)	0.00	0.00	0.00	0.00	0.00	0.00	1,713.97
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	14,926.58	7,775.10	1,021.69	0.00	0.00	0.00	0.00	68,741.60
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	16,592.69	12,807.92	12,960.09	0.00	0.00	0.00	0.00	99,781.84
754	Phone/Internet/TV	695.00	696.01	773.73	773.54	768.83	157.28	1,368.36	791.86	0.00	0.00	0.00	0.00	6,024.61
757	Trash Removal	480.32	480.32	0.00	1,032.67	555.34	892.43	555.34	555.34	0.00	0.00	0.00	0.00	4,551.76
758	Water/Sewer	1,765.66	1,076.17	1,689.18	3,570.77	2,465.22	2,500.00	1,469.27	3,337.70	0.00	0.00	0.00	0.00	17,873.97
760	Street Lighting	220.00	(8.36)	217.32	215.23	217.03	215.77	214.87	215.88	0.00	0.00	0.00	0.00	1,507.74
TOTAL Utilities		12,358.66	13,961.46	13,532.44	18,071.39	17,181.17	20,358.17	16,415.76	17,860.87	0.00	0.00	0.00	0.00	129,739.92
TOTAL EXPENSES		189,117.32	223,998.48	273,566.18	278,508.51	234,522.51	259,507.99	194,381.25	229,957.75	0.00	0.00	0.00	0.00	1,883,559.99
Excess Revenue / Expense		19,865.41	(1,311.31)	(24,901.26)	(19,998.82)	(7,310.04)	(12,523.47)	41,650.84	10,998.16	0.00	0.00	0.00	0.00	6,469.51

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	8,776.21	8,305.00	11,534.50	0.00	0.00	0.00	0.00	41,958.00
TOTAL Transfer between Funds	712.50	750.00	2,261.25	5,106.29	4,512.25	8,776.21	8,305.00	11,534.50	0.00	0.00	0.00	0.00	41,958.00
TOTAL INCOME	712.50	750.00	2,261.25	5,106.29	4,512.25	8,776.21	8,305.00	11,534.50	0.00	0.00	0.00	0.00	41,958.00
EXPENSES													
894 Depreciation	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	0.00	0.00	0.00	0.00	3,950.48
TOTAL EXPENSES	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	0.00	0.00	0.00	0.00	3,950.48
Excess Revenue / Expense	218.69	256.19	1,767.44	4,612.48	4,018.44	8,282.40	7,811.19	11,040.69	0.00	0.00	0.00	0.00	38,007.52