# Hidden Trails Community Association

Professionally Managed by:

CCMC

September 2025

CCMC

*Now this feels like home.®*

# Hidden Trails Community Association

## Consolidated

| | | 09/2025 | 08/2025 | Net Change |
|---|---|---|---|---|
| | **Assets** | | | |
| | Cash | | | |
| 1001 | Cash - OP AAB | 580,235.64 | 511,465.08 | 68,770.56 |
| 100301 | Cash - CE CKG AAB | 167,259.32 | 162,144.32 | 5,115.00 |
| 100303 | Cash - OP Intake ckg AAB | 5,061.05 | 3,478.25 | 1,582.80 |
| 1005 | Cash - Debit Card ckg AAB | 3,338.54 | 2,972.97 | 365.57 |
| 103 | Cash - Local Depository CKG Chase | 2,465.69 | 2,465.69 | 0.00 |
| 1002 | Cash - RSV MM AAB | 50,031.51 | 0.00 | 50,031.51 |
| | Total Cash | 808,391.75 | 682,526.31 | 125,865.44 |
| | Accounts Receivable | | | |
| 111 | Accounts Receivable | 207,744.58 | 214,039.43 | (6,294.85) |
| 112 | AR Other | 0.00 | 375.00 | (375.00) |
| 119 | Allowance for Doubtful Accounts | (137,621.77) | (135,278.05) | (2,343.72) |
| | Total Accounts Receivable | 70,122.81 | 79,136.38 | (9,013.57) |
| | 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 | (2,304,505.09) | (2,269,749.11) | (34,755.98) |
| | Total Fixed Assets | 11,436,564.16 | 11,471,320.14 | (34,755.98) |
| | Other Assets | | | |
| 131 | Deposits | 550.00 | 550.00 | 0.00 |
| 133 | Prepaid Insurance | 1,305.50 | 4,993.88 | (3,688.38) |
| 134 | Prepaid Expense | 2,631.64 | 2,677.06 | (45.42) |
| | Total Other Assets | 4,487.14 | 8,220.94 | (3,733.80) |
| | *Total Assets* | *12,319,565.86* | *12,241,203.77* | *78,362.09* |
| | **Liabilities & Equity** | | | |
| | Current Liabilities | | | |
| 210 | Accrued Expense | 92,735.49 | 31,825.89 | 60,909.60 |
| 211 | Accounts Payable | 6,947.64 | 0.00 | 6,947.64 |
| 213 | Unearned Assessments | 0.00 | 212,163.23 | (212,163.23) |
| 214 | Prepaid Assessments | 364,908.98 | 91,819.76 | 273,089.22 |
| 21701 | Dvlpr Ln 2018 Amenity Center | 11,349,710.04 | 11,371,637.51 | (21,927.47) |
| 21703 | Dvlpr Ln 2023 Amenity Center | 2,119,522.23 | 2,119,522.23 | 0.00 |
| 21704 | Dvlpr Ln 2023 Amenity Ctr Accrued Intere | 150,680.61 | 145,960.85 | 4,719.76 |

# Hidden Trails Community Association

## Consolidated

| | | 09/2025 | 08/2025 | Net Change |
|---|---|---|---|---|
| | **Liabilities & Equity** | | | |
| | Current Liabilities | | | |
| 21802 | Lender Setup Fee | 375.00 | 0.00 | 375.00 |
| 24501 | Dvlpr Ln 2018 | 137,087.83 | 138,190.24 | (1,102.41) |
| 24502 | Dvlpr Ln 2019 | 109,082.21 | 109,970.94 | (888.73) |
| 24503 | Dvlpr Ln 2021 | 386,609.20 | 384,974.38 | 1,634.82 |
| 24504 | Dvlpr Ln 2022 | 273,462.42 | 272,343.21 | 1,119.21 |
| 24505 | Dvlpr Ln 2020 | 370,685.80 | 374,647.96 | (3,962.16) |
| 24506 | Dvlpr Ln 2023 | 703,072.86 | 700,058.72 | 3,014.14 |
| 24507 | Dvlpr Ln 2022 | 340,781.46 | 339,320.49 | 1,460.97 |
| | Total Current Liabilities | 16,405,661.77 | 16,292,435.41 | 113,226.36 |
| | Equity | | | |
| 309 | Equity | (4,095,708.67) | (4,095,708.67) | 0.00 |
| | Net Income (Loss) | 9,612.76 | 44,477.03 | (34,864.27) |
| | Total Equity | (4,086,095.91) | (4,051,231.64) | (34,864.27) |
| | *Total Liabilities & Equity* | *12,319,565.86* | *12,241,203.77* | *78,362.09* |

# Hidden Trails Community Association

## 01-Operating

| | | 09/2025 | 08/2025 | Net Change |
|---|---|---|---|---|
| | **Assets** | | | |
| | Cash | | | |
| 1001 | Cash - OP AAB | 580,235.64 | 511,465.08 | 68,770.56 |
| 100303 | Cash - OP Intake ckg AAB | 5,061.05 | 3,478.25 | 1,582.80 |
| 1005 | Cash - Debit Card ckg AAB | 3,338.54 | 2,972.97 | 365.57 |
| 103 | Cash - Local Depository CKG Chase | 2,465.69 | 2,465.69 | 0.00 |
| | Total Cash | 591,100.92 | 520,381.99 | 70,718.93 |
| | Accounts Receivable | | | |
| 111 | Accounts Receivable | 207,744.58 | 214,039.43 | (6,294.85) |
| 112 | AR Other | 0.00 | 375.00 | (375.00) |
| 119 | Allowance for Doubtful Accounts | (137,621.77) | (135,278.05) | (2,343.72) |
| | Total Accounts Receivable | 70,122.81 | 79,136.38 | (9,013.57) |
| | 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 | (2,287,715.55) | (2,253,453.38) | (34,262.17) |
| | Total Fixed Assets | 11,411,873.70 | 11,446,135.87 | (34,262.17) |
| | Other Assets | | | |
| 131 | Deposits | 550.00 | 550.00 | 0.00 |
| 133 | Prepaid Insurance | 1,305.50 | 4,993.88 | (3,688.38) |
| 134 | Prepaid Expense | 2,631.64 | 2,677.06 | (45.42) |
| | Total Other Assets | 4,487.14 | 8,220.94 | (3,733.80) |
| | *Total Assets* | *12,077,584.57* | *12,053,875.18* | *23,709.39* |
| | **Liabilities & Equity** | | | |
| | Current Liabilities | | | |
| 210 | Accrued Expense | 92,735.49 | 31,825.89 | 60,909.60 |
| 211 | Accounts Payable | 6,947.64 | 0.00 | 6,947.64 |
| 213 | Unearned Assessments | 0.00 | 212,163.23 | (212,163.23) |
| 214 | Prepaid Assessments | 364,908.98 | 91,819.76 | 273,089.22 |
| 21701 | Dvlpr Ln 2018 Amenity Center | 11,349,710.04 | 11,371,637.51 | (21,927.47) |
| 21703 | Dvlpr Ln 2023 Amenity Center | 2,119,522.23 | 2,119,522.23 | 0.00 |
| 21704 | Dvlpr Ln 2023 Amenity Ctr Accrued Intere | 150,680.61 | 145,960.85 | 4,719.76 |
| 21802 | Lender Setup Fee | 375.00 | 0.00 | 375.00 |
| 24501 | Dvlpr Ln 2018 | 137,087.83 | 138,190.24 | (1,102.41) |

# Hidden Trails Community Association

## 01-Operating

| | | 09/2025 | 08/2025 | Net Change |
|---|---|---|---|---|
| | **Liabilities & Equity** | | | |
| | Current Liabilities | | | |
| 24502 | Dvlpr Ln 2019 | 109,082.21 | 109,970.94 | (888.73) |
| 24503 | Dvlpr Ln 2021 | 386,609.20 | 384,974.38 | 1,634.82 |
| 24504 | Dvlpr Ln 2022 | 273,462.42 | 272,343.21 | 1,119.21 |
| 24505 | Dvlpr Ln 2020 | 370,685.80 | 374,647.96 | (3,962.16) |
| 24506 | Dvlpr Ln 2023 | 703,072.86 | 700,058.72 | 3,014.14 |
| 24507 | Dvlpr Ln 2022 | 340,781.46 | 339,320.49 | 1,460.97 |
| | Total Current Liabilities | 16,405,661.77 | 16,292,435.41 | 113,226.36 |
| | Equity | | | |
| 309 | Equity | (4,245,029.74) | (4,245,029.74) | 0.00 |
| | Net Income (Loss) | (83,047.46) | 6,469.51 | (89,516.97) |
| | Total Equity | (4,328,077.20) | (4,238,560.23) | (89,516.97) |
| | *Total Liabilities & Equity* | *12,077,584.57* | *12,053,875.18* | *23,709.39* |

# Hidden Trails Community Association

## 02-Reserve

| | | 09/2025 | 08/2025 | Net Change |
|---|---|---|---|---|
| | **Assets** | | | |
| | Cash | | | |
| 1002 | Cash - RSV MM AAB | 50,031.51 | 0.00 | 50,031.51 |
| | Total Cash | 50,031.51 | 0.00 | 50,031.51 |
| | *Total Assets* | *50,031.51* | *0.00* | *50,031.51* |
| | **Liabilities & Equity** | | | |
| | Equity | | | |
| | Net Income (Loss) | 50,031.51 | 0.00 | 50,031.51 |
| | Total Equity | 50,031.51 | 0.00 | 50,031.51 |
| | *Total Liabilities & Equity* | *50,031.51* | *0.00* | *50,031.51* |

# Hidden Trails Community Association

## 03-Community Enhancement Fund

| | | 09/2025 | 08/2025 | Net Change |
|---|---|---|---|---|
| | **Assets** | | | |
| | Cash | | | |
| 100301 | Cash - CE CKG AAB | 167,259.32 | 162,144.32 | 5,115.00 |
| | Total Cash | 167,259.32 | 162,144.32 | 5,115.00 |
| | Fixed Assets | | | |
| 125 | Landscaping and Trails | 41,480.00 | 41,480.00 | 0.00 |
| 129 | Accumulated Depreciation | (16,789.54) | (16,295.73) | (493.81) |
| | Total Fixed Assets | 24,690.46 | 25,184.27 | (493.81) |
| | *Total Assets* | *191,949.78* | *187,328.59* | *4,621.19* |
| | **Liabilities & Equity** | | | |
| | Equity | | | |
| 309 | Equity | 149,321.07 | 149,321.07 | 0.00 |
| | Net Income (Loss) | 42,628.71 | 38,007.52 | 4,621.19 |
| | Total Equity | 191,949.78 | 187,328.59 | 4,621.19 |
| | *Total Liabilities & Equity* | *191,949.78* | *187,328.59* | *4,621.19* |

Posted 09/30/2025

# Hidden Trails Community Association

| | 01-Operating | 02-Reserve | 03-Community Enhancement Fund | Total |
|---|---|---|---|---|
| **Assets** | | | | |
| Cash | | | | |
| Cash - OP AAB | 580,235.64 | | | 580,235.64 |
| Cash - CE CKG AAB | | | 167,259.32 | 167,259.32 |
| Cash - OP Intake ckg AAB | 5,061.05 | | | 5,061.05 |
| Cash - Debit Card ckg AAB | 3,338.54 | | | 3,338.54 |
| Cash - Local Depository CKG ( | 2,465.69 | | | 2,465.69 |
| Cash - RSV MM AAB | | 50,031.51 | | 50,031.51 |
| Total Cash | 591,100.92 | 50,031.51 | 167,259.32 | 808,391.75 |
| Accounts Receivable | | | | |
| Accounts Receivable | 207,744.58 | | | 207,744.58 |
| Allowance for Doubtful Accou | (137,621.77) | | | (137,621.77) |
| Total Accounts Receivable | 70,122.81 | | | 70,122.81 |
| 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 | (2,287,715.55) | | (16,789.54) | (2,304,505.09) |
| Total Fixed Assets | 11,411,873.70 | | 24,690.46 | 11,436,564.16 |
| Other Assets | | | | |
| Deposits | 550.00 | | | 550.00 |
| Prepaid Insurance | 1,305.50 | | | 1,305.50 |
| Prepaid Expense | 2,631.64 | | | 2,631.64 |
| Total Other Assets | 4,487.14 | | | 4,487.14 |
| *Total Assets* | *12,077,584.57* | *50,031.51* | *191,949.78* | *12,319,565.86* |
| **Liabilities & Equity** | | | | |

Posted 09/30/2025

# Hidden Trails Community Association

| | 01-Operating | 02-Reserve | 03-Community Enhancement Fund | Total |
|---|---|---|---|---|
| **Liabilities & Equity** | | | | |
| Current Liabilities | | | | |
| Accrued Expense | 92,735.49 | | | 92,735.49 |
| Accounts Payable | 6,947.64 | | | 6,947.64 |
| Prepaid Assessments | 364,908.98 | | | 364,908.98 |
| Dvlpr Ln 2018 Amenity Center | 11,349,710.04 | | | 11,349,710.04 |
| Dvlpr Ln 2023 Amenity Center | 2,119,522.23 | | | 2,119,522.23 |
| Dvlpr Ln 2023 Amenity Ctr Acc | 150,680.61 | | | 150,680.61 |
| Lender Setup Fee | 375.00 | | | 375.00 |
| Dvlpr Ln 2018 | 137,087.83 | | | 137,087.83 |
| Dvlpr Ln 2019 | 109,082.21 | | | 109,082.21 |
| Dvlpr Ln 2021 | 386,609.20 | | | 386,609.20 |
| Dvlpr Ln 2022 | 273,462.42 | | | 273,462.42 |
| Dvlpr Ln 2020 | 370,685.80 | | | 370,685.80 |
| Dvlpr Ln 2023 | 703,072.86 | | | 703,072.86 |
| Dvlpr Ln 2022 | 340,781.46 | | | 340,781.46 |
| Total Current Liabilities | 16,405,661.77 | | | 16,405,661.77 |
| Equity | | | | |
| Equity | (4,245,029.74) | | 149,321.07 | (4,095,708.67) |
| Net Income (Loss) | (83,047.46) | 50,031.51 | 42,628.71 | 9,612.76 |
| Total Equity | (4,328,077.20) | 50,031.51 | 191,949.78 | (4,086,095.91) |
| *Total Liabilities & Equity* | *12,077,584.57* | *50,031.51* | *191,949.78* | *12,319,565.86* |

# Hidden Trails Community Association
## Income Statement
## 01-Operating
Posted 9/1/2025 To 9/30/2025 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 | 212,956.80 | 210,600.00 | 2,356.80 | 1,874,183.01 | 1,811,160.00 | 63,023.01 | 2,451,852.00 |
| 40503 | Community Enhancement | 5,115.00 | 5,000.00 | 115.00 | 47,073.00 | 42,100.00 | 4,973.00 | 49,700.00 |
| 411 | ARC Revenue | 650.00 | 500.00 | 150.00 | 3,650.00 | 3,550.00 | 100.00 | 4,750.00 |
| 434 | Working Capital | 9,000.00 | 15,000.00 | (6,000.00) | 141,080.90 | 135,000.00 | 6,080.90 | 156,000.00 |
| 438 | Rental Fees | 1,936.98 | 1,500.00 | 436.98 | 13,257.37 | 11,000.00 | 2,257.37 | 15,000.00 |
| 441 | Late Fees | 1,175.00 | 1,313.00 | (138.00) | 35,825.00 | 11,817.00 | 24,008.00 | 15,756.00 |
| 44101 | Collection Fee Revenue | 1,455.00 | 1,207.00 | 248.00 | 43,289.01 | 10,863.00 | 32,426.01 | 14,484.00 |
| 44106 | Delinquency Interest | 564.18 | 0.00 | 564.18 | 7,654.38 | 0.00 | 7,654.38 | 0.00 |
| 451 | Bank Interest | 2.07 | 0.00 | 2.07 | 18.65 | 0.00 | 18.65 | 0.00 |
| 454 | Sanctions/Fines | 700.00 | 0.00 | 700.00 | 4,650.00 | 0.00 | 4,650.00 | 0.00 |
| 45703 | Gate FOB Income | 149.12 | 160.00 | (10.88) | 4,275.33 | 4,100.00 | 175.33 | 4,580.00 |
| 45914 | Legal Fee Revenue | 8,293.19 | 1,062.00 | 7,231.19 | 49,895.41 | 9,558.00 | 40,337.41 | 12,744.00 |
| 46405 | Pond Maintenance Revenue | 400.00 | 0.00 | 400.00 | 600.00 | 0.00 | 600.00 | 0.00 |
| 474 | Lifestyle Income | 395.70 | 500.00 | (104.30) | 2,258.10 | 4,500.00 | (2,241.90) | 6,000.00 |
| TOTAL Revenue | | 242,793.04 | 236,842.00 | 5,951.04 | 2,227,710.16 | 2,043,648.00 | 184,062.16 | 2,730,866.00 |
| Transfer between Funds | | | | | | | | |
| 49802 | Additional Transfer to Reserves | (50,000.00) | 0.00 | (50,000.00) | (50,000.00) | 0.00 | (50,000.00) | 0.00 |
| 499 | Community Enhancement Fund Trar | (5,115.00) | (5,000.00) | (115.00) | (47,073.00) | (42,100.00) | (4,973.00) | (49,700.00) |
| TOTAL Transfer between Funds | | (55,115.00) | (5,000.00) | (50,115.00) | (97,073.00) | (42,100.00) | (54,973.00) | (49,700.00) |
| TOTAL Income | | 187,678.04 | 231,842.00 | (44,163.96) | 2,130,637.16 | 2,001,548.00 | 129,089.16 | 2,681,166.00 |
| Expense | | | | | | | | |
| Administrative | | | | | | | | |
| 505 | Onsite Services | 31,392.89 | 35,452.00 | 4,059.11 | 285,904.97 | 314,231.00 | 28,326.03 | 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 | 1,422.35 | 3,167.00 | 1,744.65 | 49,203.69 | 28,513.00 | (20,690.69) | 38,014.00 |
| 56101 | Lien/Collection Costs | 1,480.00 | 0.00 | (1,480.00) | 46,375.00 | 0.00 | (46,375.00) | 0.00 |
| 562 | Legal Fees - Attorney | 0.00 | 250.00 | 250.00 | 2,354.35 | 3,750.00 | 1,395.65 | 4,500.00 |
| 563 | Licenses/Fees/Permits | 14.84 | 180.00 | 165.16 | 1,627.05 | 5,120.00 | 3,492.95 | 5,660.00 |
| 564 | Dues/Subscriptions | 388.26 | 411.00 | 22.74 | 4,887.76 | 4,249.00 | (638.76) | 5,482.00 |
| 565 | Community Management Fees | 5,436.00 | 5,271.00 | (165.00) | 47,187.00 | 45,279.00 | (1,908.00) | 61,452.00 |
| 567 | Meeting Expense | 107.89 | 50.00 | (57.89) | 349.36 | 450.00 | 100.64 | 2,600.00 |
| 569 | Office Supplies | 493.25 | 500.00 | 6.75 | 2,493.72 | 8,235.00 | 5,741.28 | 14,595.00 |
| 572 | Postage | 599.30 | 625.00 | 25.70 | 10,244.82 | 6,185.00 | (4,059.82) | 8,060.00 |
| 573 | Telephone | 233.65 | 250.00 | 16.35 | 2,182.32 | 2,250.00 | 67.68 | 3,000.00 |
| 575 | Social Events | 1,165.43 | 4,500.00 | 3,334.57 | 42,782.60 | 40,945.00 | (1,837.60) | 59,145.00 |
| 57901 | Mileage/Auto | 576.10 | 350.00 | (226.10) | 2,484.91 | 3,150.00 | 665.09 | 4,200.00 |
| 57904 | Bank Fees | 67.81 | 0.00 | (67.81) | 709.13 | 0.00 | (709.13) | 0.00 |
| 57987 | 2018 Loan Payment | 594.98 | 1,697.00 | 1,102.02 | 5,425.45 | 15,273.00 | 9,847.55 | 20,364.00 |
| 57988 | 2019 Loan Payment | 458.21 | 1,347.00 | 888.79 | 4,255.39 | 12,123.00 | 7,867.61 | 16,164.00 |
| 57991 | 2018 Amenity Center Loan Payment | 23,690.91 | 45,618.00 | 21,927.09 | 190,798.44 | 410,562.00 | 219,763.56 | 547,416.00 |
| 57992 | 2020 Loan Payment | 1,561.04 | 5,523.00 | 3,961.96 | 12,944.80 | 164,161.00 | 151,216.20 | 180,730.00 |
| 590 | Web Hosting | 45.42 | 100.00 | 54.58 | 445.42 | 3,600.00 | 3,154.58 | 3,600.00 |
| TOTAL Administrative | | 69,728.33 | 105,291.00 | 35,562.67 | 717,656.18 | 1,068,576.00 | 350,919.82 | 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 9/1/2025 To 9/30/2025 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 | 56,700.00 | 61,200.00 | 4,500.00 | 81,600.00 |
| 619 | Landscape Contract | 58,022.00 | 35,593.00 | (22,429.00) | 260,731.25 | 320,337.00 | 59,605.75 | 427,116.00 |
| 61913 | Landscape Extras/Mulch | 5,317.85 | 0.00 | (5,317.85) | 60,848.05 | 69,000.00 | 8,151.95 | 74,000.00 |
| 61946 | Tree Removal/Trimming | 0.00 | 3,000.00 | 3,000.00 | 5,250.00 | 14,500.00 | 9,250.00 | 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 | 221.91 | 350.00 | 128.09 | 2,080.21 | 4,650.00 | 2,569.79 | 5,700.00 |
| 627 | HVAC Contract | 0.00 | 0.00 | 0.00 | 8,233.29 | 6,600.00 | (1,633.29) | 8,800.00 |
| 629 | Pool Service | 5,196.90 | 6,200.00 | 1,003.10 | 47,835.57 | 49,800.00 | 1,964.43 | 68,900.00 |
| 62903 | Pool Monitor | 0.00 | 11,440.00 | 11,440.00 | 90,472.00 | 68,640.00 | (21,832.00) | 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 | 381.04 | 0.00 | (381.04) | 1,577.31 | 1,800.00 | 222.69 | 2,400.00 |
| 63704 | Access System | 2,165.00 | 2,130.00 | (35.00) | 76,036.73 | 49,170.00 | (26,866.73) | 55,560.00 |
| 63707 | Alarm Monitoring | 0.00 | 50.00 | 50.00 | 888.74 | 700.00 | (188.74) | 850.00 |
| 639 | Lighting Maintenance Service | 0.00 | 1,300.00 | 1,300.00 | 1,566.35 | 5,700.00 | 4,133.65 | 6,600.00 |
| 664 | Lake/Pond Management | 19,457.87 | 0.00 | (19,457.87) | 93,963.87 | 49,700.00 | (44,263.87) | 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 | | 97,062.57 | 66,863.00 | (30,199.57) | 707,704.30 | 709,297.00 | 1,592.70 | 918,784.00 |
| Insurance | | | | | | | | |
| 851 | Insurance - D&O | 370.88 | 371.00 | 0.12 | 3,338.24 | 3,339.00 | 0.76 | 4,452.00 |
| 854 | Insurance - General Liability | 2,213.87 | 2,932.00 | 718.13 | 27,269.03 | 26,388.00 | (881.03) | 35,184.00 |
| 857 | Insurance - Workers Compensation | 27.50 | 28.00 | 0.50 | 247.50 | 252.00 | 4.50 | 336.00 |
| 859 | Insurance - Umbrella | 143.63 | 209.00 | 65.37 | 1,292.99 | 1,881.00 | 588.01 | 2,508.00 |
| 863 | Insurance - Other | 932.50 | 131.00 | (801.50) | 932.50 | 1,179.00 | 246.50 | 1,572.00 |
| TOTAL Insurance | | 3,688.38 | 3,671.00 | (17.38) | 33,080.26 | 33,039.00 | (41.26) | 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 | 28.10 | 200.00 | 171.90 | 2,159.51 | 1,802.00 | (357.51) | 2,402.00 |
| 705 | Carpentry Supplies | 0.00 | 700.00 | 700.00 | 487.36 | 2,500.00 | 2,012.64 | 2,500.00 |
| 706 | Fitness Expenses | 10.27 | 0.00 | (10.27) | 750.25 | 2,000.00 | 1,249.75 | 2,000.00 |
| 708 | Program Supplies | 0.00 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 0.00 | 1,344.66 | 55,500.00 | 54,155.34 | 55,500.00 |
| 721 | Gate Supplies/Transponders | 0.00 | 293.00 | 293.00 | 1,478.63 | 1,137.00 | (341.63) | 1,266.00 |
| TOTAL Parts & Supplies | | 38.37 | 1,193.00 | 1,154.63 | 6,858.81 | 66,489.00 | 59,630.19 | 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 | 18,766.00 | 0.00 | (18,766.00) | 56,597.00 | 5,000.00 | (51,597.00) | 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 | 829.95 | 1,250.00 | 420.05 | 18,437.63 | 11,250.00 | (7,187.63) | 15,000.00 |
| 675 | Fitness Center Expense | 0.00 | 600.00 | 600.00 | 0.00 | 4,700.00 | 4,700.00 | 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 | | 19,595.95 | 1,850.00 | (17,745.95) | 88,337.55 | 58,228.00 | (30,109.55) | 62,278.00 |
| Taxes | | | | | | | | |
| 805 | Real Estate Tax | 22,067.95 | 0.00 | (22,067.95) | 27,677.31 | 7,250.00 | (20,427.31) | 7,250.00 |

# Hidden Trails Community Association
## Income Statement
## 01-Operating
Posted 9/1/2025 To 9/30/2025 11:59:00 PM

| | | Current Period 01-Operating | | | Year to Date 01-Operating | | | |
|---|---|---|---|---|---|---|---|---|
| | | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual Budget |
| TOTAL Taxes | | 22,067.95 | 0.00 | (22,067.95) | 27,677.31 | 7,250.00 | (20,427.31) | 7,250.00 |
| Utilities | | | | | | | | |
| 751 | Electricity | 11,183.49 | 10,500.00 | (683.49) | 110,965.33 | 94,500.00 | (16,465.33) | 126,000.00 |
| 754 | Phone/Internet/TV | 625.03 | 600.00 | (25.03) | 6,649.64 | 5,400.00 | (1,249.64) | 7,200.00 |
| 757 | Trash Removal | 941.97 | 500.00 | (441.97) | 5,493.73 | 4,500.00 | (993.73) | 6,000.00 |
| 758 | Water/Sewer | 3,493.40 | 3,500.00 | 6.60 | 21,367.37 | 37,500.00 | 16,132.63 | 48,000.00 |
| 760 | Street Lighting | 214.78 | 250.00 | 35.22 | 1,722.52 | 2,250.00 | 527.48 | 3,000.00 |
| TOTAL Utilities | | 16,458.67 | 15,350.00 | (1,108.67) | 146,198.59 | 144,150.00 | (2,048.59) | 190,200.00 |
| TOTAL Expense | | 228,640.22 | 194,218.00 | (34,422.22) | 1,727,513.00 | 2,087,029.00 | 359,516.00 | 2,692,030.00 |
| Net Operating Income/Loss | | (40,962.18) | 37,624.00 | (78,586.18) | 403,124.16 | (85,481.00) | 488,605.16 | (10,864.00) |
| Transfers | | | | | | | | |
| Revenue | | | | | | | | |
| 423 | Bad Debt Expense | (2,343.72) | 906.00 | (3,249.72) | (55,273.34) | 8,154.00 | (63,427.34) | 10,872.00 |
| TOTAL Revenue | | (2,343.72) | 906.00 | (3,249.72) | (55,273.34) | 8,154.00 | (63,427.34) | 10,872.00 |
| TOTAL Transfers | | (2,343.72) | 906.00 | (3,249.72) | (55,273.34) | 8,154.00 | (63,427.34) | 10,872.00 |
| Transfers | | | | | | | | |
| Other Expenses | | | | | | | | |
| 894 | Depreciation | 34,262.17 | 35,639.00 | 1,376.83 | 308,359.53 | 320,751.00 | 12,391.47 | 427,668.00 |
| TOTAL Other Expenses | | 34,262.17 | 35,639.00 | 1,376.83 | 308,359.53 | 320,751.00 | 12,391.47 | 427,668.00 |
| TOTAL Transfers | | 34,262.17 | 35,639.00 | 1,376.83 | 308,359.53 | 320,751.00 | 12,391.47 | 427,668.00 |
| Expense | | | | | | | | |
| Administrative | | | | | | | | |
| 57909 | Dvlpr Ln 2021 Accrued Interest | 1,634.82 | 0.00 | (1,634.82) | 14,263.84 | 0.00 | (14,263.84) | 0.00 |
| 57910 | Dvlpr Ln 2022 Accrued Interest | 1,119.21 | 0.00 | (1,119.21) | 10,017.44 | 0.00 | (10,017.44) | 0.00 |
| 57914 | Dvlpr Ln 2023 Accrued Interest | 3,014.14 | 0.00 | (3,014.14) | 36,483.47 | 0.00 | (36,483.47) | 0.00 |
| 57915 | Dvlpr Ln 2022 Accrued Interest | 1,460.97 | 0.00 | (1,460.97) | 25,450.67 | 0.00 | (25,450.67) | 0.00 |
| 57916 | Dvlpr Ln 2023 Amenity Center Accru | 4,719.76 | 0.00 | (4,719.76) | 36,323.33 | 0.00 | (36,323.33) | 0.00 |
| TOTAL Administrative | | 11,948.90 | 0.00 | (11,948.90) | 122,538.75 | 0.00 | (122,538.75) | 0.00 |
| TOTAL Expense | | 11,948.90 | 0.00 | (11,948.90) | 122,538.75 | 0.00 | (122,538.75) | 0.00 |
| Net Operating Income/Loss | | (89,516.97) | 2,891.00 | (92,407.97) | (83,047.46) | (398,078.00) | 315,030.54 | (427,660.00) |
| Net Income/Loss After Transfers | | (89,516.97) | 2,891.00 | (92,407.97) | (83,047.46) | (398,078.00) | 315,030.54 | (427,660.00) |

# Hidden Trails Community Association
## Income Statement
## 02-Reserve
Posted 9/1/2025 To 9/30/2025 11:59:00 PM

| | Current Period 02-Reserve | | | Year to Date 02-Reserve | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual Budget |
| Income | | | | | | | |
| Revenue | | | | | | | |
| 451 Bank Interest | 31.51 | 0.00 | 31.51 | 31.51 | 0.00 | 31.51 | 0.00 |
| TOTAL Revenue | 31.51 | 0.00 | 31.51 | 31.51 | 0.00 | 31.51 | 0.00 |
| Transfer between Funds | | | | | | | |
| 49802 Additional Transfer to Reserves | 50,000.00 | 0.00 | 50,000.00 | 50,000.00 | 0.00 | 50,000.00 | 0.00 |
| TOTAL Transfer between Funds | 50,000.00 | 0.00 | 50,000.00 | 50,000.00 | 0.00 | 50,000.00 | 0.00 |
| TOTAL Income | 50,031.51 | 0.00 | 50,031.51 | 50,031.51 | 0.00 | 50,031.51 | 0.00 |
| Net Operating Income/Loss | 50,031.51 | 0.00 | 50,031.51 | 50,031.51 | 0.00 | 50,031.51 | 0.00 |
| Net Income/Loss After Transfers | 50,031.51 | 0.00 | 50,031.51 | 50,031.51 | 0.00 | 50,031.51 | 0.00 |

# Hidden Trails Community Association
## Income Statement
## 03-Community Enhancement Fund
Posted 9/1/2025 To 9/30/2025 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 | 5,115.00 | 0.00 | 5,115.00 | 47,073.00 | 0.00 | 47,073.00 | 0.00 |
| TOTAL Transfer between Funds | 5,115.00 | 0.00 | 5,115.00 | 47,073.00 | 0.00 | 47,073.00 | 0.00 |
| TOTAL Income | 5,115.00 | 0.00 | 5,115.00 | 47,073.00 | 0.00 | 47,073.00 | 0.00 |
| Net Operating Income/Loss | 5,115.00 | 0.00 | 5,115.00 | 47,073.00 | 0.00 | 47,073.00 | 0.00 |
| Transfers | | | | | | | |
| Other Expenses | | | | | | | |
| 894 Depreciation | 493.81 | 0.00 | (493.81) | 4,444.29 | 0.00 | (4,444.29) | 0.00 |
| TOTAL Other Expenses | 493.81 | 0.00 | (493.81) | 4,444.29 | 0.00 | (4,444.29) | 0.00 |
| TOTAL Transfers | 493.81 | 0.00 | (493.81) | 4,444.29 | 0.00 | (4,444.29) | 0.00 |
| Net Income/Loss After Transfers | 4,621.19 | 0.00 | 4,621.19 | 42,628.71 | 0.00 | 42,628.71 | 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 | 212,956.80 | 0.00 | 0.00 | 0.00 | 1,874,183.01 |
| 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 | 5,115.00 | 0.00 | 0.00 | 0.00 | 47,073.00 |
| 411 | ARC Revenue | 250.00 | 150.00 | 650.00 | 700.00 | 550.00 | 200.00 | 500.00 | 0.00 | 650.00 | 0.00 | 0.00 | 0.00 | 3,650.00 |
| 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 | (2,343.72) | 0.00 | 0.00 | 0.00 | (55,273.34) |
| 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 | 9,000.00 | 0.00 | 0.00 | 0.00 | 141,080.90 |
| 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 | 1,936.98 | 0.00 | 0.00 | 0.00 | 13,257.37 |
| 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 | 1,175.00 | 0.00 | 0.00 | 0.00 | 35,825.00 |
| 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 | 1,455.00 | 0.00 | 0.00 | 0.00 | 43,289.01 |
| 44106 | Delinquency Interest | 1,959.86 | 661.58 | 379.38 | 1,391.66 | 793.93 | 251.21 | 1,205.89 | 446.69 | 564.18 | 0.00 | 0.00 | 0.00 | 7,654.38 |
| 451 | Bank Interest | 2.00 | 1.84 | 2.11 | 2.10 | 2.16 | 2.03 | 2.17 | 2.17 | 2.07 | 0.00 | 0.00 | 0.00 | 18.65 |
| 454 | Sanctions/Fines | 825.00 | 750.00 | 625.00 | 400.00 | 325.00 | 200.00 | 350.00 | 475.00 | 700.00 | 0.00 | 0.00 | 0.00 | 4,650.00 |
| 45703 | Gate FOB Income | 189.50 | 100.00 | 360.35 | 912.86 | 761.74 | 892.26 | 617.08 | 292.42 | 149.12 | 0.00 | 0.00 | 0.00 | 4,275.33 |
| 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 | 8,293.19 | 0.00 | 0.00 | 0.00 | 49,895.41 |
| 46405 | Pond Maintenance Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 400.00 | 0.00 | 0.00 | 0.00 | 600.00 |
| 474 | Lifestyle Income | 494.58 | 323.23 | 162.19 | 439.68 | 0.00 | 0.00 | 426.45 | 16.27 | 395.70 | 0.00 | 0.00 | 0.00 | 2,258.10 |
| 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 | 240,449.32 | 0.00 | 0.00 | 0.00 | 2,172,436.82 |
| Transfer between Funds | | | | | | | | | | | | | | |
| 49802 | Additional Transfer to Reserves | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (50,000.00) | 0.00 | 0.00 | 0.00 | (50,000.00) |
| 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) | (5,115.00) | 0.00 | 0.00 | 0.00 | (47,073.00) |
| 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) | (55,115.00) | 0.00 | 0.00 | 0.00 | (97,073.00) |
| 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 | 185,334.32 | 0.00 | 0.00 | 0.00 | 2,075,363.82 |
| EXPENSES | | | | | | | | | | | | | | |
| 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 | 31,392.89 | 0.00 | 0.00 | 0.00 | 285,904.97 |
| 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 | 1,422.35 | 0.00 | 0.00 | 0.00 | 49,203.69 |
| 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 | 1,480.00 | 0.00 | 0.00 | 0.00 | 46,375.00 |

# 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 | 14.84 | 0.00 | 0.00 | 0.00 | 1,627.05 |
| 564 | Dues/Subscriptions | 882.48 | 70.72 | 798.98 | 1,019.78 | 329.10 | 314.43 | 767.00 | 317.01 | 388.26 | 0.00 | 0.00 | 0.00 | 4,887.76 |
| 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 | 5,436.00 | 0.00 | 0.00 | 0.00 | 47,187.00 |
| 567 | Meeting Expense | 0.00 | 241.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 107.89 | 0.00 | 0.00 | 0.00 | 349.36 |
| 569 | Office Supplies | 127.67 | 506.24 | 563.53 | 87.62 | 554.61 | 33.55 | 101.82 | 25.43 | 493.25 | 0.00 | 0.00 | 0.00 | 2,493.72 |
| 572 | Postage | 545.19 | 1,802.11 | 582.60 | 681.55 | 2,156.65 | 300.51 | 502.53 | 3,074.38 | 599.30 | 0.00 | 0.00 | 0.00 | 10,244.82 |
| 573 | Telephone | 238.05 | 251.45 | 258.39 | 238.30 | 252.23 | 238.30 | 238.30 | 233.65 | 233.65 | 0.00 | 0.00 | 0.00 | 2,182.32 |
| 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 | 1,165.43 | 0.00 | 0.00 | 0.00 | 42,782.60 |
| 57901 | Mileage/Auto | 266.70 | 540.38 | (256.69) | 314.72 | 287.70 | 285.60 | 247.10 | 223.30 | 576.10 | 0.00 | 0.00 | 0.00 | 2,484.91 |
| 57904 | Bank Fees | 61.38 | 89.40 | 88.76 | 87.84 | 83.33 | 79.45 | 121.74 | 29.42 | 67.81 | 0.00 | 0.00 | 0.00 | 709.13 |
| 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 | 1,634.82 | 0.00 | 0.00 | 0.00 | 14,263.84 |
| 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 | 1,119.21 | 0.00 | 0.00 | 0.00 | 10,017.44 |
| 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 | 3,014.14 | 0.00 | 0.00 | 0.00 | 36,483.47 |
| 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 | 1,460.97 | 0.00 | 0.00 | 0.00 | 25,450.67 |
| 57916 | Dvlpr Ln 2023 Amenity Center Accrued In | (1,161.11) | 4,651.49 | 4,661.19 | 4,670.90 | 4,680.63 | 4,690.38 | 4,700.15 | 4,709.94 | 4,719.76 | 0.00 | 0.00 | 0.00 | 36,323.33 |
| 57987 | 2018 Loan Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,230.76 | 599.71 | 594.98 | 0.00 | 0.00 | 0.00 | 5,425.45 |
| 57988 | 2019 Loan Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,335.28 | 461.90 | 458.21 | 0.00 | 0.00 | 0.00 | 4,255.39 |
| 57991 | 2018 Amenity Center Loan Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 143,371.03 | 23,736.50 | 23,690.91 | 0.00 | 0.00 | 0.00 | 190,798.44 |
| 57992 | 2020 Loan Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,806.29 | 1,577.47 | 1,561.04 | 0.00 | 0.00 | 0.00 | 12,944.80 |
| 590 | Web Hosting | 0.00 | 0.00 | 400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 45.42 | 0.00 | 0.00 | 0.00 | 445.42 |
| 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 | 81,677.23 | 0.00 | 0.00 | 0.00 | 840,194.93 |
| 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 | 6,300.00 | 0.00 | 0.00 | 0.00 | 56,700.00 |

# 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 | 58,022.00 | 0.00 | 0.00 | 0.00 | 260,731.25 |
| 61913 | Landscape Extras/Mulch | 0.00 | 23,163.53 | 30,006.75 | 1,623.75 | 27.06 | 0.00 | 0.00 | 709.11 | 5,317.85 | 0.00 | 0.00 | 0.00 | 60,848.05 |
| 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 | 221.91 | 0.00 | 0.00 | 0.00 | 2,080.21 |
| 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 | 5,196.90 | 0.00 | 0.00 | 0.00 | 47,835.57 |
| 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 | 381.04 | 0.00 | 0.00 | 0.00 | 1,577.31 |
| 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 | 2,165.00 | 0.00 | 0.00 | 0.00 | 76,036.73 |
| 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 | 19,457.87 | 0.00 | 0.00 | 0.00 | 93,963.87 |
| 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 | 97,062.57 | 0.00 | 0.00 | 0.00 | 707,704.30 |
| Insurance | | | | | | | | | | | | | | |
| 851 | Insurance - D&O | 370.92 | 370.92 | 370.92 | 370.92 | 370.92 | 370.92 | 370.92 | 370.92 | 370.88 | 0.00 | 0.00 | 0.00 | 3,338.24 |
| 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 | 2,213.87 | 0.00 | 0.00 | 0.00 | 27,269.03 |
| 857 | Insurance - Workers Compensation | 27.50 | 27.50 | 27.50 | 27.50 | 27.50 | 27.50 | 27.50 | 27.50 | 27.50 | 0.00 | 0.00 | 0.00 | 247.50 |
| 859 | Insurance - Umbrella | 143.67 | 143.67 | 143.67 | 143.67 | 143.67 | 143.67 | 143.67 | 143.67 | 143.63 | 0.00 | 0.00 | 0.00 | 1,292.99 |
| 863 | Insurance - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 932.50 | 0.00 | 0.00 | 0.00 | 932.50 |
| 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 | 3,688.38 | 0.00 | 0.00 | 0.00 | 33,080.26 |
| Other 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 | 34,262.17 | 0.00 | 0.00 | 0.00 | 308,359.53 |
| TOTAL Other Expenses | | 35,462.17 | 33,062.17 | 34,262.17 | 34,262.17 | 34,262.17 | 34,262.17 | 34,262.17 | 34,262.17 | 34,262.17 | 0.00 | 0.00 | 0.00 | 308,359.53 |
| 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 | 28.10 | 0.00 | 0.00 | 0.00 | 2,159.51 |

# Hidden Trails Community Association

## 01-Operating

| | | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 10.27 | 0.00 | 0.00 | 0.00 | 750.25 |
| 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 | 38.37 | 0.00 | 0.00 | 0.00 | 6,858.81 |
| 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 | 18,766.00 | 0.00 | 0.00 | 0.00 | 56,597.00 |
| 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 | 829.95 | 0.00 | 0.00 | 0.00 | 18,437.63 |
| 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 | 19,595.95 | 0.00 | 0.00 | 0.00 | 88,337.55 |
| Taxes | | | | | | | | | | | | | | |
| 805 | Real Estate Tax | 0.00 | 0.00 | 0.00 | 0.00 | 5,609.36 | 0.00 | 0.00 | 0.00 | 22,067.95 | 0.00 | 0.00 | 0.00 | 27,677.31 |
| TOTAL Taxes | | 0.00 | 0.00 | 0.00 | 0.00 | 5,609.36 | 0.00 | 0.00 | 0.00 | 22,067.95 | 0.00 | 0.00 | 0.00 | 27,677.31 |
| 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 | 11,183.49 | 0.00 | 0.00 | 0.00 | 110,965.33 |
| 754 | Phone/Internet/TV | 695.00 | 696.01 | 773.73 | 773.54 | 768.83 | 157.28 | 1,368.36 | 791.86 | 625.03 | 0.00 | 0.00 | 0.00 | 6,649.64 |
| 757 | Trash Removal | 480.32 | 480.32 | 0.00 | 1,032.67 | 555.34 | 892.43 | 555.34 | 555.34 | 941.97 | 0.00 | 0.00 | 0.00 | 5,493.73 |
| 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 | 3,493.40 | 0.00 | 0.00 | 0.00 | 21,367.37 |
| 760 | Street Lighting | 220.00 | (8.36) | 217.32 | 215.23 | 217.03 | 215.77 | 214.87 | 215.88 | 214.78 | 0.00 | 0.00 | 0.00 | 1,722.52 |
| 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 | 16,458.67 | 0.00 | 0.00 | 0.00 | 146,198.59 |
| 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 | 274,851.29 | 0.00 | 0.00 | 0.00 | 2,158,411.28 |

# Hidden Trails Community Association

## 01-Operating

| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | (89,516.97) | 0.00 | 0.00 | 0.00 | (83,047.46) |

Posted 9/1/2025 To 9/30/2025 11:59:00 PM

# Hidden Trails Community Association

## 02-Reserve

| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| INCOME | | | | | | | | | | | | | |
| Revenue | | | | | | | | | | | | | |
| 451 Bank Interest | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 31.51 | 0.00 | 0.00 | 0.00 | 31.51 |
| TOTAL Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 31.51 | 0.00 | 0.00 | 0.00 | 31.51 |
| Transfer between Funds | | | | | | | | | | | | | |
| 49802 Additional Transfer to Reserves | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50,000.00 | 0.00 | 0.00 | 0.00 | 50,000.00 |
| TOTAL Transfer between Funds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50,000.00 | 0.00 | 0.00 | 0.00 | 50,000.00 |
| TOTAL INCOME | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50,031.51 | 0.00 | 0.00 | 0.00 | 50,031.51 |
| Excess Revenue / Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50,031.51 | 0.00 | 0.00 | 0.00 | 50,031.51 |

# 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 | 5,115.00 | 0.00 | 0.00 | 0.00 | 47,073.00 |
| 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 | 5,115.00 | 0.00 | 0.00 | 0.00 | 47,073.00 |
| TOTAL INCOME | 712.50 | 750.00 | 2,261.25 | 5,106.29 | 4,512.25 | 8,776.21 | 8,305.00 | 11,534.50 | 5,115.00 | 0.00 | 0.00 | 0.00 | 47,073.00 |
| EXPENSES | | | | | | | | | | | | | |
| Other Expenses | | | | | | | | | | | | | |
| 894 Depreciation | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 0.00 | 0.00 | 0.00 | 4,444.29 |
| TOTAL Other Expenses | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 0.00 | 0.00 | 0.00 | 4,444.29 |
| TOTAL EXPENSES | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 493.81 | 0.00 | 0.00 | 0.00 | 4,444.29 |
| 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 | 4,621.19 | 0.00 | 0.00 | 0.00 | 42,628.71 |