Hidden Trails Community Association

Professionally Managed by:

CCMC

November 2025

CCMC

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Hidden Trails Community Association

Consolidated

		11/2025	10/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	554,861.16	664,200.22	(109,339.06)
100301	Cash - CE CKG AAB	178,770.57	172,250.57	6,520.00
100303	Cash - OP Intake ckg AAB	660.03	5,661.16	(5,001.13)
1005	Cash - Debit Card ckg AAB	5,000.00	3,937.73	1,062.27
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
1002	Cash - RSV MM AAB	50,115.16	50,074.00	41.16
	Total Cash	791,872.61	898,589.37	(106,716.76)
	Accounts Receivable			
111	Accounts Receivable	285,302.78	297,880.47	(12,577.69)
112	AR Other	330.00	0.00	330.00
119	Allowance for Doubtful Accounts	(173,246.44)	(168,874.86)	(4,371.58)
	Total Accounts Receivable	112,386.34	129,005.61	(16,619.27)
	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	(2,374,017.05)	(2,339,261.07)	(34,755.98)
	Total Fixed Assets	11,367,052.20	11,401,808.18	(34,755.98)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	8,392.56	1,421.50	6,971.06
134	Prepaid Expense	4,151.57	2,152.12	1,999.45
	Total Other Assets	13,094.13	4,123.62	8,970.51
	Total Assets	*12,284,405.28*	*12,433,526.78*	*(149,121.50)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	166,871.33	107,222.56	59,648.77
211	Accounts Payable	13,336.80	16,268.20	(2,931.40)
213	Unearned Assessments	212,706.00	425,412.00	(212,706.00)
214	Prepaid Assessments	83,496.54	50,874.27	32,622.27
21401	Due to Management Company	457.00	0.00	457.00
21701	Dvlpr Ln 2018 Amenity Center	11,305,717.96	11,327,736.89	(22,018.93)
21703	Dvlpr Ln 2023 Amenity Center	2,119,522.23	2,119,522.23	0.00

Hidden Trails Community Association

Consolidated

		11/2025	10/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	160,149.64	155,410.20	4,739.44
24501	Dvlpr Ln 2018	134,849.64	135,961.64	(1,112.00)
24502	Dvlpr Ln 2019	107,293.63	108,189.78	(896.15)
24503	Dvlpr Ln 2021	389,846.52	388,198.01	1,648.51
24504	Dvlpr Ln 2022	275,752.29	274,623.70	1,128.59
24505	Dvlpr Ln 2020	362,711.87	366,707.12	(3,995.25)
24506	Dvlpr Ln 2023	709,042.06	706,002.33	3,039.73
24507	Dvlpr Ln 2022	343,674.75	342,201.38	1,473.37
	Total Current Liabilities	16,385,428.26	16,524,330.31	(138,902.05)
	Equity			
309	Equity	(4,095,708.67)	(4,095,708.67)	0.00
	Net Income (Loss)	(5,314.31)	4,905.14	(10,219.45)
	Total Equity	(4,101,022.98)	(4,090,803.53)	(10,219.45)
	Total Liabilities & Equity	*12,284,405.28*	*12,433,526.78*	*(149,121.50)*

Hidden Trails Community Association

01-Operating

		11/2025	10/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	554,861.16	664,200.22	(109,339.06)
100303	Cash - OP Intake ckg AAB	660.03	5,661.16	(5,001.13)
1005	Cash - Debit Card ckg AAB	5,000.00	3,937.73	1,062.27
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
	Total Cash	562,986.88	676,264.80	(113,277.92)
	Accounts Receivable			
111	Accounts Receivable	285,302.78	297,880.47	(12,577.69)
112	AR Other	330.00	0.00	330.00
119	Allowance for Doubtful Accounts	(173,246.44)	(168,874.86)	(4,371.58)
	Total Accounts Receivable	112,386.34	129,005.61	(16,619.27)
	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	(2,356,239.89)	(2,321,977.72)	(34,262.17)
	Total Fixed Assets	11,343,349.36	11,377,611.53	(34,262.17)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	8,392.56	1,421.50	6,971.06
134	Prepaid Expense	4,151.57	2,152.12	1,999.45
	Total Other Assets	13,094.13	4,123.62	8,970.51
	Total Assets	*12,031,816.71*	*12,187,005.56*	*(155,188.85)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	166,871.33	107,222.56	59,648.77
211	Accounts Payable	13,336.80	16,268.20	(2,931.40)
213	Unearned Assessments	212,706.00	425,412.00	(212,706.00)
214	Prepaid Assessments	83,496.54	50,874.27	32,622.27
21401	Due to Management Company	457.00	0.00	457.00
21701	Dvlpr Ln 2018 Amenity Center	11,305,717.96	11,327,736.89	(22,018.93)
21703	Dvlpr Ln 2023 Amenity Center	2,119,522.23	2,119,522.23	0.00
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	160,149.64	155,410.20	4,739.44
24501	Dvlpr Ln 2018	134,849.64	135,961.64	(1,112.00)

Hidden Trails Community Association

01-Operating

		11/2025	10/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
24502	Dvlpr Ln 2019	107,293.63	108,189.78	(896.15)
24503	Dvlpr Ln 2021	389,846.52	388,198.01	1,648.51
24504	Dvlpr Ln 2022	275,752.29	274,623.70	1,128.59
24505	Dvlpr Ln 2020	362,711.87	366,707.12	(3,995.25)
24506	Dvlpr Ln 2023	709,042.06	706,002.33	3,039.73
24507	Dvlpr Ln 2022	343,674.75	342,201.38	1,473.37
	Total Current Liabilities	16,385,428.26	16,524,330.31	(138,902.05)
	Equity			
309	Equity	(4,245,029.74)	(4,245,029.74)	0.00
	Net Income (Loss)	(108,581.81)	(92,295.01)	(16,286.80)
	Total Equity	(4,353,611.55)	(4,337,324.75)	(16,286.80)
	Total Liabilities & Equity	*12,031,816.71*	*12,187,005.56*	*(155,188.85)*

Hidden Trails Community Association

02-Reserve

		11/2025	10/2025	Net Change
	Assets			
	Cash			
1002	Cash - RSV MM AAB	50,115.16	50,074.00	41.16
	Total Cash	50,115.16	50,074.00	41.16
	Total Assets	*50,115.16*	*50,074.00*	*41.16*
	Liabilities & Equity			
	Equity			
	Net Income (Loss)	50,115.16	50,074.00	41.16
	Total Equity	50,115.16	50,074.00	41.16
	Total Liabilities & Equity	*50,115.16*	*50,074.00*	*41.16*

Hidden Trails Community Association

03-Community Enhancement Fund

		11/2025	10/2025	Net Change
	Assets			
	Cash			
100301	Cash - CE CKG AAB	178,770.57	172,250.57	6,520.00
	Total Cash	178,770.57	172,250.57	6,520.00
	Fixed Assets			
125	Landscaping and Trails	41,480.00	41,480.00	0.00
129	Accumulated Depreciation	(17,777.16)	(17,283.35)	(493.81)
	Total Fixed Assets	23,702.84	24,196.65	(493.81)
	Total Assets	*202,473.41*	*196,447.22*	*6,026.19*
	Liabilities & Equity			
	Equity			
309	Equity	149,321.07	149,321.07	0.00
	Net Income (Loss)	53,152.34	47,126.15	6,026.19
	Total Equity	202,473.41	196,447.22	6,026.19
	Total Liabilities & Equity	*202,473.41*	*196,447.22*	*6,026.19*

Balance Sheet by Fund (column format)

Posted 11/30/2025

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Assets				
Cash				
Cash - OP AAB	554,861.16			554,861.16
Cash - CE CKG AAB			178,770.57	178,770.57
Cash - OP Intake ckg AAB	660.03			660.03
Cash - Debit Card ckg AAB	5,000.00			5,000.00
Cash - Local Depository CKG (	2,465.69			2,465.69
Cash - RSV MM AAB		50,115.16		50,115.16
Total Cash	562,986.88	50,115.16	178,770.57	791,872.61
Accounts Receivable				
Accounts Receivable	285,302.78			285,302.78
AR Other	330.00			330.00
Allowance for Doubtful Accou	(173,246.44)			(173,246.44)
Total Accounts Receivable	112,386.34			112,386.34
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	(2,356,239.89)		(17,777.16)	(2,374,017.05)
Total Fixed Assets	11,343,349.36		23,702.84	11,367,052.20
Other Assets				
Deposits	550.00			550.00
Prepaid Insurance	8,392.56			8,392.56
Prepaid Expense	4,151.57			4,151.57
Total Other Assets	13,094.13			13,094.13
Total Assets	*12,031,816.71*	*50,115.16*	*202,473.41*	*12,284,405.28*

Balance Sheet by Fund (column format)

Posted 11/30/2025

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Liabilities & Equity				
Current Liabilities				
Accrued Expense	166,871.33			166,871.33
Accounts Payable	13,336.80			13,336.80
Unearned Assessments	212,706.00			212,706.00
Prepaid Assessments	83,496.54			83,496.54
Due to Management Company	457.00			457.00
Dvlpr Ln 2018 Amenity Center	11,305,717.96			11,305,717.96
Dvlpr Ln 2023 Amenity Center	2,119,522.23			2,119,522.23
Dvlpr Ln 2023 Amenity Ctr Acc	160,149.64			160,149.64
Dvlpr Ln 2018	134,849.64			134,849.64
Dvlpr Ln 2019	107,293.63			107,293.63
Dvlpr Ln 2021	389,846.52			389,846.52
Dvlpr Ln 2022	275,752.29			275,752.29
Dvlpr Ln 2020	362,711.87			362,711.87
Dvlpr Ln 2023	709,042.06			709,042.06
Dvlpr Ln 2022	343,674.75			343,674.75
Total Current Liabilities	16,385,428.26			16,385,428.26
Equity				
Equity	(4,245,029.74)		149,321.07	(4,095,708.67)
Net Income (Loss)	(108,581.81)	50,115.16	53,152.34	(5,314.31)
Total Equity	(4,353,611.55)	50,115.16	202,473.41	(4,101,022.98)
Total Liabilities & Equity	*12,031,816.71*	*50,115.16*	*202,473.41*	*12,284,405.28*

Hidden Trails Community Association
Income Statement
01-Operating

Posted 11/1/2025 To 11/30/2025 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	212,942.54	213,876.00	(933.46)	2,304,057.20	2,237,976.00	66,081.20	2,451,852.00
40503	Community Enhancement	6,520.00	2,000.00	4,520.00	58,584.25	47,700.00	10,884.25	49,700.00
411	ARC Revenue	0.00	350.00	(350.00)	3,950.00	4,400.00	(450.00)	4,750.00
434	Working Capital	6,000.00	6,000.00	0.00	159,080.90	156,000.00	3,080.90	156,000.00
438	Rental Fees	206.80	1,000.00	(793.20)	14,277.77	14,000.00	277.77	15,000.00
441	Late Fees	5,650.00	1,313.00	4,337.00	49,875.00	14,443.00	35,432.00	15,756.00
44101	Collection Fee Revenue	5,830.00	1,207.00	4,623.00	60,484.01	13,277.00	47,207.01	14,484.00
44106	Delinquency Interest	1,811.25	0.00	1,811.25	11,080.39	0.00	11,080.39	0.00
451	Bank Interest	2.02	0.00	2.02	22.85	0.00	22.85	0.00
454	Sanctions/Fines	425.00	0.00	425.00	5,450.00	0.00	5,450.00	0.00
45703	Gate FOB Income	63.44	160.00	(96.56)	4,550.51	4,420.00	130.51	4,580.00
45914	Legal Fee Revenue	1,276.00	1,062.00	214.00	71,038.01	11,682.00	59,356.01	12,744.00
46405	Pond Maintenance Revenue	0.00	0.00	0.00	600.00	0.00	600.00	0.00
474	Lifestyle Income	0.00	500.00	(500.00)	2,258.10	5,500.00	(3,241.90)	6,000.00
TOTAL Revenue		240,727.05	227,468.00	13,259.05	2,745,308.99	2,509,398.00	235,910.99	2,730,866.00
Transfer between Funds								
49802	Additional Transfer to Reserves	0.00	0.00	0.00	(50,000.00)	0.00	(50,000.00)	0.00
499	Community Enhancement Fund Trar	(6,520.00)	(2,000.00)	(4,520.00)	(58,584.25)	(47,700.00)	(10,884.25)	(49,700.00)
TOTAL Transfer between Funds		(6,520.00)	(2,000.00)	(4,520.00)	(108,584.25)	(47,700.00)	(60,884.25)	(49,700.00)
TOTAL Income		234,207.05	225,468.00	8,739.05	2,636,724.74	2,461,698.00	175,026.74	2,681,166.00
Expense								
Administrative								
505	Onsite Services	29,844.04	32,229.00	2,384.96	350,962.93	383,523.00	32,560.07	420,586.00
547	Uniforms	0.00	0.00	0.00	173.80	500.00	326.20	500.00
553	Audit & Tax	0.00	0.00	0.00	5,000.00	5,501.00	501.00	5,501.00
561	Legal Fees - Collections	11,597.35	3,167.00	(8,430.35)	80,966.17	34,847.00	(46,119.17)	38,014.00
56101	Lien/Collection Costs	5,830.00	0.00	(5,830.00)	63,670.00	0.00	(63,670.00)	0.00
562	Legal Fees - Attorney	0.00	250.00	250.00	2,354.35	4,250.00	1,895.65	4,500.00
563	Licenses/Fees/Permits	483.32	180.00	(303.32)	2,294.54	5,480.00	3,185.46	5,660.00
564	Dues/Subscriptions	478.16	411.00	(67.16)	5,738.28	5,071.00	(667.28)	5,482.00
565	Community Management Fees	5,484.00	5,391.00	(93.00)	58,125.00	56,001.00	(2,124.00)	61,452.00
567	Meeting Expense	137.41	1,550.00	1,412.59	562.42	2,550.00	1,987.58	2,600.00
569	Office Supplies	551.17	2,610.00	2,058.83	6,973.37	14,495.00	7,521.63	14,595.00
572	Postage	1,868.47	625.00	(1,243.47)	13,376.43	7,435.00	(5,941.43)	8,060.00
573	Telephone	874.14	250.00	(624.14)	3,290.11	2,750.00	(540.11)	3,000.00
575	Social Events	3,859.87	4,200.00	340.13	54,505.64	54,945.00	439.36	59,145.00
57901	Mileage/Auto	627.00	350.00	(277.00)	3,376.51	3,850.00	473.49	4,200.00
57904	Bank Fees	10.24	0.00	(10.24)	744.71	0.00	(744.71)	0.00
57987	2018 Loan Payment	585.39	1,697.00	1,111.61	6,582.04	18,667.00	12,084.96	20,364.00
57988	2019 Loan Payment	450.79	1,347.00	896.21	5,160.69	14,817.00	9,656.31	16,164.00
57991	2018 Amenity Center Loan Payment	23,599.45	45,618.00	22,018.55	238,043.12	501,798.00	263,754.88	547,416.00
57992	2020 Loan Payment	1,527.95	5,523.00	3,995.05	16,017.27	175,207.00	159,189.73	180,730.00
590	Web Hosting	45.42	0.00	(45.42)	536.26	3,600.00	3,063.74	3,600.00
TOTAL Administrative		87,854.17	105,398.00	17,543.83	918,453.64	1,295,287.00	376,833.36	1,401,569.00
Contract Services								
59401	Holiday Decorations	14,996.41	0.00	(14,996.41)	14,996.41	8,500.00	(6,496.41)	17,000.00

Hidden Trails Community Association
Income Statement
01-Operating

Posted 11/1/2025 To 11/30/2025 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	69,300.00	74,800.00	5,500.00	81,600.00
619	Landscape Contract	29,011.00	35,593.00	6,582.00	330,325.18	391,523.00	61,197.82	427,116.00
61913	Landscape Extras/Mulch	0.00	0.00	0.00	61,105.91	74,000.00	12,894.09	74,000.00
61946	Tree Removal/Trimming	0.00	0.00	0.00	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	2,524.03	5,350.00	2,825.97	5,700.00
627	HVAC Contract	0.00	1,000.00	1,000.00	8,233.29	8,800.00	566.71	8,800.00
629	Pool Service	5,330.59	9,700.00	4,369.41	58,496.75	64,200.00	5,703.25	68,900.00
62903	Pool Monitor	0.00	0.00	0.00	96,072.00	80,080.00	(15,992.00)	80,080.00
62913	Pool Supplies/Equipment	0.00	0.00	0.00	3,641.53	2,000.00	(1,641.53)	2,000.00
636	Fitness Maintenance Contract	381.04	0.00	(381.04)	1,958.35	2,400.00	441.65	2,400.00
63704	Access System	4,330.00	2,130.00	(2,200.00)	80,366.73	53,430.00	(26,936.73)	55,560.00
63707	Alarm Monitoring	0.00	50.00	50.00	888.74	800.00	(88.74)	850.00
639	Lighting Maintenance Service	0.00	300.00	300.00	1,566.35	6,300.00	4,733.65	6,600.00
664	Lake/Pond Management	12,441.75	0.00	(12,441.75)	112,359.37	68,178.00	(44,181.37)	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		73,012.70	55,923.00	(17,089.70)	848,605.57	860,361.00	11,755.43	918,784.00
Insurance								
851	Insurance - D&O	413.67	371.00	(42.67)	4,165.58	4,081.00	(84.58)	4,452.00
854	Insurance - General Liability	4,014.82	2,932.00	(1,082.82)	34,949.35	32,252.00	(2,697.35)	35,184.00
857	Insurance - Workers Compensation	27.50	28.00	0.50	302.50	308.00	5.50	336.00
859	Insurance - Umbrella	226.41	209.00	(17.41)	1,653.65	2,299.00	645.35	2,508.00
863	Insurance - Other	186.50	131.00	(55.50)	1,305.50	1,441.00	135.50	1,572.00
TOTAL Insurance		4,868.90	3,671.00	(1,197.90)	42,376.58	40,381.00	(1,995.58)	44,052.00
Parts & Supplies								
628	Fire & Safety Supplies	0.00	0.00	0.00	0.00	1,000.00	1,000.00	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	173.11	200.00	26.89	2,476.44	2,202.00	(274.44)	2,402.00
705	Carpentry Supplies	0.00	0.00	0.00	487.36	2,500.00	2,012.64	2,500.00
706	Fitness Expenses	52.88	0.00	(52.88)	803.13	2,000.00	1,196.87	2,000.00
708	Program Supplies	0.00	0.00	0.00	335.19	1,029.00	693.81	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	43.00	43.00	1,478.63	1,223.00	(255.63)	1,266.00
TOTAL Parts & Supplies		225.99	243.00	17.01	7,228.62	67,654.00	60,425.38	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	16,377.03	0.00	(16,377.03)	72,974.03	5,000.00	(67,974.03)	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	600.00	1,250.00	650.00	19,037.63	13,750.00	(5,287.63)	15,000.00
675	Fitness Center Expense	0.00	0.00	0.00	0.00	5,000.00	5,000.00	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		16,977.03	1,250.00	(15,727.03)	105,314.58	61,028.00	(44,286.58)	62,278.00
Taxes								
805	Real Estate Tax	0.00	0.00	0.00	27,677.31	7,250.00	(20,427.31)	7,250.00

Hidden Trails Community Association
Income Statement
01-Operating

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

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
TOTAL Taxes		0.00	0.00	0.00	27,677.31	7,250.00	(20,427.31)	7,250.00
Utilities								
751	Electricity	12,810.17	10,500.00	(2,310.17)	136,323.89	115,500.00	(20,823.89)	126,000.00
754	Phone/Internet/TV	927.08	600.00	(327.08)	8,357.73	6,600.00	(1,757.73)	7,200.00
757	Trash Removal	555.34	500.00	(55.34)	6,526.20	5,500.00	(1,026.20)	6,000.00
758	Water/Sewer	2,381.34	3,500.00	1,118.66	28,107.51	44,500.00	16,392.49	48,000.00
760	Street Lighting	217.74	250.00	32.26	2,155.58	2,750.00	594.42	3,000.00
TOTAL Utilities		16,891.67	15,350.00	(1,541.67)	181,470.91	174,850.00	(6,620.91)	190,200.00
TOTAL Expense		199,830.46	181,835.00	(17,995.46)	2,131,127.21	2,506,811.00	375,683.79	2,692,030.00
Net Operating Income/Loss		34,376.59	43,633.00	(9,256.41)	505,597.53	(45,113.00)	550,710.53	(10,864.00)
Transfers								
Revenue								
423	Bad Debt Expense	(4,371.58)	906.00	(5,277.58)	(90,898.01)	9,966.00	(100,864.01)	10,872.00
TOTAL Revenue		(4,371.58)	906.00	(5,277.58)	(90,898.01)	9,966.00	(100,864.01)	10,872.00
TOTAL Transfers		(4,371.58)	906.00	(5,277.58)	(90,898.01)	9,966.00	(100,864.01)	10,872.00
Transfers								
Other Expenses								
894	Depreciation	34,262.17	35,639.00	1,376.83	376,883.87	392,029.00	15,145.13	427,668.00
TOTAL Other Expenses		34,262.17	35,639.00	1,376.83	376,883.87	392,029.00	15,145.13	427,668.00
TOTAL Transfers		34,262.17	35,639.00	1,376.83	376,883.87	392,029.00	15,145.13	427,668.00
Expense								
Administrative								
57909	Dvlpr Ln 2021 Accrued Interest	1,648.51	0.00	(1,648.51)	17,501.16	0.00	(17,501.16)	0.00
57910	Dvlpr Ln 2022 Accrued Interest	1,128.59	0.00	(1,128.59)	12,307.31	0.00	(12,307.31)	0.00
57914	Dvlpr Ln 2023 Accrued Interest	3,039.73	0.00	(3,039.73)	42,452.67	0.00	(42,452.67)	0.00
57915	Dvlpr Ln 2022 Accrued Interest	1,473.37	0.00	(1,473.37)	28,343.96	0.00	(28,343.96)	0.00
57916	Dvlpr Ln 2023 Amenity Center Accru	4,739.44	0.00	(4,739.44)	45,792.36	0.00	(45,792.36)	0.00
TOTAL Administrative		12,029.64	0.00	(12,029.64)	146,397.46	0.00	(146,397.46)	0.00
TOTAL Expense		12,029.64	0.00	(12,029.64)	146,397.46	0.00	(146,397.46)	0.00
Net Operating Income/Loss		(16,286.80)	8,900.00	(25,186.80)	(108,581.81)	(427,176.00)	318,594.19	(427,660.00)
Net Income/Loss After Transfers		(16,286.80)	8,900.00	(25,186.80)	(108,581.81)	(427,176.00)	318,594.19	(427,660.00)

Hidden Trails Community Association
Income Statement
02-Reserve
Posted 11/1/2025 To 11/30/2025 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	41.16	0.00	41.16	115.16	0.00	115.16	0.00
TOTAL Revenue	41.16	0.00	41.16	115.16	0.00	115.16	0.00
Transfer between Funds							
49802 Additional Transfer to Reserves	0.00	0.00	0.00	50,000.00	0.00	50,000.00	0.00
TOTAL Transfer between Funds	0.00	0.00	0.00	50,000.00	0.00	50,000.00	0.00
TOTAL Income	41.16	0.00	41.16	50,115.16	0.00	50,115.16	0.00
Net Operating Income/Loss	41.16	0.00	41.16	50,115.16	0.00	50,115.16	0.00
Net Income/Loss After Transfers	41.16	0.00	41.16	50,115.16	0.00	50,115.16	0.00

Hidden Trails Community Association
Income Statement
03-Community Enhancement Fund
Posted 11/1/2025 To 11/30/2025 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	6,520.00	0.00	6,520.00	58,584.25	0.00	58,584.25	0.00
TOTAL Transfer between Funds	6,520.00	0.00	6,520.00	58,584.25	0.00	58,584.25	0.00
TOTAL Income	6,520.00	0.00	6,520.00	58,584.25	0.00	58,584.25	0.00
Net Operating Income/Loss	6,520.00	0.00	6,520.00	58,584.25	0.00	58,584.25	0.00
Transfers							
Other Expenses							
894 Depreciation	493.81	0.00	(493.81)	5,431.91	0.00	(5,431.91)	0.00
TOTAL Other Expenses	493.81	0.00	(493.81)	5,431.91	0.00	(5,431.91)	0.00
TOTAL Transfers	493.81	0.00	(493.81)	5,431.91	0.00	(5,431.91)	0.00
Net Income/Loss After Transfers	6,026.19	0.00	6,026.19	53,152.34	0.00	53,152.34	0.00

YTD Income Statement

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

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October
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	216,931
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	4,991
411	ARC Revenue	250.00	150.00	650.00	700.00	550.00	200.00	500.00	0.00	650.00	300
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)	(31,253.
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	12,000
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	813
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	8,400
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	11,365
44106	Delinquency Interest	1,959.86	661.58	379.38	1,391.66	793.93	251.21	1,205.89	446.69	564.18	1,614
451	Bank Interest	2.00	1.84	2.11	2.10	2.16	2.03	2.17	2.17	2.07	2
454	Sanctions/Fines	825.00	750.00	625.00	400.00	325.00	200.00	350.00	475.00	700.00	375
45703	Gate FOB Income	189.50	100.00	360.35	912.86	761.74	892.26	617.08	292.42	149.12	211
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	19,866
46405	Pond Maintenance Revenue	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	400.00	0
474	Lifestyle Income	494.58	323.23	162.19	439.68	0.00	0.00	426.45	16.27	395.70	0
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	245,618
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
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)	(4,991.
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)	(4,991.
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	240,627
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	35,213
547	Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	173
553	Audit & Tax	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0
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	20,165
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	11,465

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October
562	Legal Fees - Attorney	0.00	715.50	486.50	694.85	237.50	0.00	220.00	0.00	0.00	0
563	Licenses/Fees/Permits	201.59	201.59	198.50	199.76	162.48	159.14	147.85	341.30	14.84	184
564	Dues/Subscriptions	882.48	70.72	798.98	1,019.78	329.10	314.43	767.00	317.01	388.26	372
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	5,454
567	Meeting Expense	0.00	241.47	0.00	0.00	0.00	0.00	0.00	0.00	107.89	75
569	Office Supplies	127.67	506.24	563.53	87.62	554.61	33.55	101.82	25.43	493.25	3,928
572	Postage	545.19	1,802.11	582.60	681.55	2,156.65	300.51	502.53	3,074.38	599.30	1,263
573	Telephone	238.05	251.45	258.39	238.30	252.23	238.30	238.30	233.65	233.65	233
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	7,863
57901	Mileage/Auto	266.70	540.38	(256.69)	314.72	287.70	285.60	247.10	223.30	576.10	264
57904	Bank Fees	61.38	89.40	88.76	87.84	83.33	79.45	121.74	29.42	67.81	25
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
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
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	1,588
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	1,161
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
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
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	2,929
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	1,419
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	4,729
57987	2018 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	4,230.76	599.71	594.98	571
57988	2019 Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	3,335.28	461.90	458.21	454
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	23,645
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	1,544
590	Web Hosting	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	45.42	45
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	124,772
Contract Services											
59401	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
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	6,300

YTD Income Statement

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

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October
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	40,582
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	257
61946	Tree Removal/Trimming	0.00	0.00	4,400.00	0.00	0.00	0.00	0.00	850.00	0.00	0
61962	Backflow Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
625	Pest Control	221.91	221.91	221.91	221.91	221.91	221.91	241.33	285.51	221.91	221
627	HVAC Contract	0.00	0.00	0.00	848.12	2,298.50	5,086.67	0.00	0.00	0.00	0
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	5,330
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	5,600
62913	Pool Supplies/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,641
636	Fitness Maintenance Contract	381.04	0.00	0.00	0.00	0.00	0.00	815.23	0.00	381.04	0
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
63707	Alarm Monitoring	439.50	0.00	0.00	162.38	0.00	286.86	0.00	0.00	0.00	0
639	Lighting Maintenance Service	531.65	(290.00)	0.00	0.00	0.00	0.00	0.00	1,324.70	0.00	0
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	5,953
67206	Lights & Transformer	0.00	0.00	0.00	0.00	1,520.93	0.00	0.00	0.00	0.00	0
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	67,888
Insurance											
851	Insurance - D&O	370.92	370.92	370.92	370.92	370.92	370.92	370.92	370.92	370.88	413
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	3,665
857	Insurance - Workers Compensation	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27
859	Insurance - Umbrella	143.67	143.67	143.67	143.67	143.67	143.67	143.67	143.67	143.63	134
863	Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	932.50	186
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	4,427
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	34,262
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	34,262
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
701	HVAC Supplies	64.73	0.00	0.00	0.00	0.00	0.00	149.94	0.00	0.00	0
702	General Supplies	159.19	0.00	157.21	72.46	508.14	284.08	754.29	196.04	28.10	143

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October
705	Carpentry Supplies	287.87	0.00	0.00	199.49	0.00	0.00	0.00	0.00	0.00	0
706	Fitness Expenses	0.00	739.98	0.00	0.00	0.00	0.00	0.00	0.00	10.27	0
708	Program Supplies	0.00	162.31	142.68	0.00	0.00	0.00	0.00	30.20	0.00	0
713	Locks & Keys	0.00	0.00	0.00	0.00	0.00	0.00	88.54	0.00	0.00	0
72003	Pool Furniture & Fixtures	0.00	0.00	992.72	0.00	139.62	0.00	0.00	212.32	0.00	0
721	Gate Supplies/Transponders	670.07	699.30	0.00	0.00	109.26	0.00	0.00	0.00	0.00	0
TOTAL Parts & Supplies		1,181.86	1,601.59	1,292.61	271.95	757.02	284.08	992.77	438.56	38.37	143
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
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
643	Parking Lot Repairs	1,028.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
652	Gates Parts/Supplies	0.00	32.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
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
675	Fitness Center Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
683	Pool Repairs	0.00	0.00	3,178.82	0.00	38.84	0.00	1,229.08	0.00	0.00	0
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
725	Doors	0.00	0.00	1,449.41	0.00	3,582.65	0.00	0.00	0.00	0.00	0
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
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
TOTAL Taxes		0.00	0.00	0.00	0.00	5,609.36	0.00	0.00	0.00	22,067.95	0
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	12,548
754	Phone/Internet/TV	695.00	696.01	773.73	773.54	768.83	157.28	1,368.36	791.86	625.03	781
757	Trash Removal	480.32	480.32	0.00	1,032.67	555.34	892.43	555.34	555.34	639.53	779
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	4,358
760	Street Lighting	220.00	(8.36)	217.32	215.23	217.03	215.77	214.87	215.88	214.78	215
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	16,156.23	18,683
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	274,548.85	250,177

YTD Income Statement

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

Hidden Trails Community Association

01-Operating

	January	February	March	April	May	June	July	August	September	October
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	(89,214.53)	(9,549.

YTD Income Statement

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Hidden Trails Community Association

02-Reserve

	January	February	March	April	May	June	July	August	September	October
INCOME										
Revenue										
451 Bank Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.51	42
TOTAL Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.51	42
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
TOTAL Transfer between Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00	0
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,031.51	42
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,031.51	42

YTD Income Statement

Frid

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Hidden Trails Community Association

03-Community Enhancement Fund

	January	February	March	April	May	June	July	August	September	October
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	4,991
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	4,991
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	4,991
EXPENSES										
Other Expenses										
894 Depreciation	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493
TOTAL Other Expenses	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493
TOTAL EXPENSES	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493.81	493
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	4,497