Hidden Trails Community Association

Professionally Managed by:

CCMC

January 2026

CCMC

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Hidden Trails Community Association

Consolidated

		01/2026	12/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	313,069.37	556,153.08	(243,083.71)
100301	Cash - CE CKG AAB	117,589.40	116,801.90	787.50
100303	Cash - OP Intake ckg AAB	2,380.29	1,660.25	720.04
1005	Cash - Debit Card ckg AAB	4,237.97	1,816.97	2,421.00
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
1002	Cash - RSV MM AAB	50,200.34	50,157.73	42.61
	Total Cash	489,943.06	729,055.62	(239,112.56)
	Accounts Receivable			
111	Accounts Receivable	346,151.01	263,262.20	82,888.81
112	AR Other	330.00	330.00	0.00
119	Allowance for Doubtful Accounts	(202,833.87)	(163,078.13)	(39,755.74)
	Total Accounts Receivable	143,647.14	100,514.07	43,133.07
	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	(2,443,529.01)	(2,408,773.03)	(34,755.98)
	Total Fixed Assets	11,297,540.24	11,332,296.22	(34,755.98)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	3,661.54	8,289.70	(4,628.16)
134	Prepaid Expense	2,401.13	2,801.33	(400.20)
15000	Accrued Revenue	0.00	6,674.94	(6,674.94)
	Total Other Assets	6,612.67	18,315.97	(11,703.30)
	Total Assets	*11,937,743.11*	*12,180,181.88*	*(242,438.77)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	66,304.02	57,715.12	8,588.90
211	Accounts Payable	789.37	117,145.18	(116,355.81)
213	Unearned Assessments	435,064.00	0.00	435,064.00
214	Prepaid Assessments	110,946.36	378,478.26	(267,531.90)
21701	Dvlpr Ln 2018 Amenity Center	11,261,542.39	11,283,653.16	(22,110.77)
21703	Dvlpr Ln 2023 Amenity Center	2,230,503.80	2,067,532.41	162,971.39

Hidden Trails Community Association

Consolidated

		01/2026	12/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	0.00	162,971.39	(162,971.39)
21802	Lender Setup Fee	375.00	375.00	0.00
24501	Dvlpr Ln 2018	132,592.45	133,714.13	(1,121.68)
24502	Dvlpr Ln 2019	105,490.12	106,393.75	(903.63)
24503	Dvlpr Ln 2021	304,217.12	391,319.73	(87,102.61)
24504	Dvlpr Ln 2022	226,285.34	276,907.62	(50,622.28)
24505	Dvlpr Ln 2020	354,671.35	358,699.97	(4,028.62)
24506	Dvlpr Ln 2023	639,251.93	711,996.40	(72,744.47)
24507	Dvlpr Ln 2022	294,580.03	345,106.73	(50,526.70)
	Total Current Liabilities	16,162,613.28	16,392,008.85	(229,395.57)
	Equity			
309	Equity	(4,211,826.97)	(4,095,708.67)	(116,118.30)
	Net Income (Loss)	(13,043.20)	(116,118.30)	103,075.10
	Total Equity	(4,224,870.17)	(4,211,826.97)	(13,043.20)
	Total Liabilities & Equity	*11,937,743.11*	*12,180,181.88*	*(242,438.77)*

Hidden Trails Community Association

01-Operating

		01/2026	12/2025	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	313,069.37	556,153.08	(243,083.71)
100303	Cash - OP Intake ckg AAB	2,380.29	1,660.25	720.04
1005	Cash - Debit Card ckg AAB	4,237.97	1,816.97	2,421.00
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
	Total Cash	322,153.32	562,095.99	(239,942.67)
	Accounts Receivable			
111	Accounts Receivable	346,151.01	263,262.20	82,888.81
112	AR Other	330.00	330.00	0.00
119	Allowance for Doubtful Accounts	(202,833.87)	(163,078.13)	(39,755.74)
	Total Accounts Receivable	143,647.14	100,514.07	43,133.07
	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	8,406,027.27	8,406,027.27	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	(2,424,764.23)	(2,390,502.06)	(34,262.17)
	Total Fixed Assets	11,272,217.58	11,306,479.75	(34,262.17)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	3,661.54	8,289.70	(4,628.16)
134	Prepaid Expense	2,401.13	2,801.33	(400.20)
15000	Accrued Revenue	0.00	6,674.94	(6,674.94)
	Total Other Assets	6,612.67	18,315.97	(11,703.30)
	Total Assets	*11,744,630.71*	*11,987,405.78*	*(242,775.07)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	66,304.02	57,715.12	8,588.90
211	Accounts Payable	789.37	117,145.18	(116,355.81)
213	Unearned Assessments	435,064.00	0.00	435,064.00
214	Prepaid Assessments	110,946.36	378,478.26	(267,531.90)
21701	Dvlpr Ln 2018 Amenity Center	11,261,542.39	11,283,653.16	(22,110.77)
21703	Dvlpr Ln 2023 Amenity Center	2,230,503.80	2,067,532.41	162,971.39
21704	Dvlpr Ln 2023 Amenity Ctr Accrued Intere	0.00	162,971.39	(162,971.39)
21802	Lender Setup Fee	375.00	375.00	0.00

Hidden Trails Community Association

01-Operating

		01/2026	12/2025	Net Change
	Liabilities & Equity			
	Current Liabilities			
24501	Dvlpr Ln 2018	132,592.45	133,714.13	(1,121.68)
24502	Dvlpr Ln 2019	105,490.12	106,393.75	(903.63)
24503	Dvlpr Ln 2021	304,217.12	391,319.73	(87,102.61)
24504	Dvlpr Ln 2022	226,285.34	276,907.62	(50,622.28)
24505	Dvlpr Ln 2020	354,671.35	358,699.97	(4,028.62)
24506	Dvlpr Ln 2023	639,251.93	711,996.40	(72,744.47)
24507	Dvlpr Ln 2022	294,580.03	345,106.73	(50,526.70)
	Total Current Liabilities	16,162,613.28	16,392,008.85	(229,395.57)
	Equity			
309	Equity	(4,404,603.07)	(4,245,029.74)	(159,573.33)
	Net Income (Loss)	(13,379.50)	(159,573.33)	146,193.83
	Total Equity	(4,417,982.57)	(4,404,603.07)	(13,379.50)
	Total Liabilities & Equity	*11,744,630.71*	*11,987,405.78*	*(242,775.07)*

Hidden Trails Community Association

02-Reserve

		01/2026	12/2025	Net Change
	Assets			
	Cash			
1002	Cash - RSV MM AAB	50,200.34	50,157.73	42.61
	Total Cash	50,200.34	50,157.73	42.61
	Total Assets	*50,200.34*	*50,157.73*	*42.61*
	Liabilities & Equity			
	Equity			
309	Equity	50,157.73	0.00	50,157.73
	Net Income (Loss)	42.61	50,157.73	(50,115.12)
	Total Equity	50,200.34	50,157.73	42.61
	Total Liabilities & Equity	*50,200.34*	*50,157.73*	*42.61*

Hidden Trails Community Association

03-Community Enhancement Fund

		01/2026	12/2025	Net Change
	Assets			
	Cash			
100301	Cash - CE CKG AAB	117,589.40	116,801.90	787.50
	Total Cash	117,589.40	116,801.90	787.50
	Fixed Assets			
125	Landscaping and Trails	41,480.00	41,480.00	0.00
127	Amenity Center	2,607.44	2,607.44	0.00
129	Accumulated Depreciation	(18,764.78)	(18,270.97)	(493.81)
	Total Fixed Assets	25,322.66	25,816.47	(493.81)
	Total Assets	*142,912.06*	*142,618.37*	*293.69*
	Liabilities & Equity			
	Equity			
309	Equity	142,618.37	149,321.07	(6,702.70)
	Net Income (Loss)	293.69	(6,702.70)	6,996.39
	Total Equity	142,912.06	142,618.37	293.69
	Total Liabilities & Equity	*142,912.06*	*142,618.37*	*293.69*

Balance Sheet by Fund (column format)

Posted 01/31/2026

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Assets				
Cash				
Cash - OP AAB	313,069.37			313,069.37
Cash - CE CKG AAB			117,589.40	117,589.40
Cash - OP Intake ckg AAB	2,380.29			2,380.29
Cash - Debit Card ckg AAB	4,237.97			4,237.97
Cash - Local Depository CKG (	2,465.69			2,465.69
Cash - RSV MM AAB		50,200.34		50,200.34
Total Cash	322,153.32	50,200.34	117,589.40	489,943.06
Accounts Receivable				
Accounts Receivable	346,151.01			346,151.01
AR Other	330.00			330.00
Allowance for Doubtful Accou	(202,833.87)			(202,833.87)
Total Accounts Receivable	143,647.14			143,647.14
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	8,406,027.27		2,607.44	8,408,634.71
Amenity Center 2023	2,119,522.23			2,119,522.23
Equipment	10,590.00			10,590.00
Accumulated Depreciation	(2,424,764.23)		(18,764.78)	(2,443,529.01)
Total Fixed Assets	11,272,217.58		25,322.66	11,297,540.24
Other Assets				
Deposits	550.00			550.00
Prepaid Insurance	3,661.54			3,661.54
Prepaid Expense	2,401.13			2,401.13
Total Other Assets	6,612.67			6,612.67
Total Assets	*11,744,630.71*	*50,200.34*	*142,912.06*	*11,937,743.11*

Posted 01/31/2026

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Liabilities & Equity				
Current Liabilities				
Accrued Expense	66,304.02			66,304.02
Accounts Payable	789.37			789.37
Unearned Assessments	435,064.00			435,064.00
Prepaid Assessments	110,946.36			110,946.36
Dvlpr Ln 2018 Amenity Center	11,261,542.39			11,261,542.39
Dvlpr Ln 2023 Amenity Center	2,230,503.80			2,230,503.80
Lender Setup Fee	375.00			375.00
Dvlpr Ln 2018	132,592.45			132,592.45
Dvlpr Ln 2019	105,490.12			105,490.12
Dvlpr Ln 2021	304,217.12			304,217.12
Dvlpr Ln 2022	226,285.34			226,285.34
Dvlpr Ln 2020	354,671.35			354,671.35
Dvlpr Ln 2023	639,251.93			639,251.93
Dvlpr Ln 2022	294,580.03			294,580.03
Total Current Liabilities	16,162,613.28			16,162,613.28
Equity				
Equity	(4,404,603.07)	50,157.73	142,618.37	(4,211,826.97)
Net Income (Loss)	(13,379.50)	42.61	293.69	(13,043.20)
Total Equity	(4,417,982.57)	50,200.34	142,912.06	(4,224,870.17)
Total Liabilities & Equity	*11,744,630.71*	*50,200.34*	*142,912.06*	*11,937,743.11*

Hidden Trails Community Association
Income Statement
01-Operating
Posted 1/1/2026 To 1/31/2026 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	217,291.64	218,603.00	(1,311.36)	217,291.64	218,603.00	(1,311.36)	2,623,236.00
40503	Community Enhancement	787.50	9,527.00	(8,739.50)	787.50	9,527.00	(8,739.50)	114,335.00
411	ARC Revenue	150.00	300.00	(150.00)	150.00	300.00	(150.00)	4,750.00
432	Initial Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
434	Working Capital	750.00	3,600.00	(2,850.00)	750.00	3,600.00	(2,850.00)	43,200.00
438	Rental Fees	620.40	1,000.00	(379.60)	620.40	1,000.00	(379.60)	15,000.00
441	Late Fees	9,100.00	1,500.00	7,600.00	9,100.00	1,500.00	7,600.00	18,000.00
44101	Collection Fee Revenue	11,815.00	3,000.00	8,815.00	11,815.00	3,000.00	8,815.00	36,000.00
44106	Delinquency Interest	1,553.50	0.00	1,553.50	1,553.50	0.00	1,553.50	0.00
451	Bank Interest	2.09	0.00	2.09	2.09	0.00	2.09	0.00
454	Sanctions/Fines	675.00	0.00	675.00	675.00	0.00	675.00	0.00
45703	Gate FOB Income	127.70	200.00	(72.30)	127.70	200.00	(72.30)	4,580.00
45914	Legal Fee Revenue	5,398.53	3,500.00	1,898.53	5,398.53	3,500.00	1,898.53	42,000.00
474	Lifestyle Income	0.00	2,000.00	(2,000.00)	0.00	2,000.00	(2,000.00)	33,500.00
TOTAL Revenue		248,271.36	243,230.00	5,041.36	248,271.36	243,230.00	5,041.36	2,984,601.00
Transfer between Funds								
499	Community Enhancement Fund Trar	(787.50)	(9,527.00)	8,739.50	(787.50)	(9,527.00)	8,739.50	(114,335.00)
TOTAL Transfer between Funds		(787.50)	(9,527.00)	8,739.50	(787.50)	(9,527.00)	8,739.50	(114,335.00)
TOTAL Income		247,483.86	233,703.00	13,780.86	247,483.86	233,703.00	13,780.86	2,870,266.00
Expense								
Administrative								
505	Onsite Services	28,809.36	32,215.00	3,405.64	28,809.36	32,215.00	3,405.64	365,567.00
553	Audit & Tax	0.00	0.00	0.00	0.00	0.00	0.00	5,501.00
561	Legal Fees - Collections	10,803.51	3,500.00	(7,303.51)	10,803.51	3,500.00	(7,303.51)	42,000.00
56101	Lien/Collection Costs	12,365.00	0.00	(12,365.00)	12,365.00	0.00	(12,365.00)	0.00
562	Legal Fees - Attorney	0.00	250.00	250.00	0.00	250.00	250.00	4,500.00
563	Licenses/Fees/Permits	476.45	3,380.00	2,903.55	476.45	3,380.00	2,903.55	5,360.00
564	Dues/Subscriptions	1,308.36	911.00	(397.36)	1,308.36	911.00	(397.36)	5,482.00
565	Community Management Fees	5,484.00	5,502.00	18.00	5,484.00	5,502.00	18.00	66,024.00
567	Meeting Expense	1,014.33	0.00	(1,014.33)	1,014.33	0.00	(1,014.33)	1,000.00
569	Office Supplies	318.76	900.00	581.24	318.76	900.00	581.24	11,875.00
572	Postage	693.39	625.00	(68.39)	693.39	625.00	(68.39)	7,500.00
573	Telephone	233.65	250.00	16.35	233.65	250.00	16.35	3,000.00
575	Social Events	1,179.73	2,300.00	1,120.27	1,179.73	2,300.00	1,120.27	65,835.00
57901	Mileage/Auto	0.00	350.00	350.00	0.00	350.00	350.00	4,200.00
57904	Bank Fees	28.10	0.00	(28.10)	28.10	0.00	(28.10)	0.00
57987	2018 Loan Payment	575.71	1,697.00	1,121.29	575.71	1,697.00	1,121.29	20,369.00
57988	2019 Loan Payment	443.31	1,347.00	903.69	443.31	1,347.00	903.69	16,163.00
57989	2021 Loan Payment	1,275.79	88,378.00	87,102.21	1,275.79	88,378.00	87,102.21	124,106.00
57990	2022 Loan Payment	948.97	51,571.00	50,622.03	948.97	51,571.00	50,622.03	78,147.00
57991	2018 Amenity Center Loan Payment	23,507.61	45,618.00	22,110.39	23,507.61	45,618.00	22,110.39	547,421.00
57992	2020 Loan Payment	1,494.58	5,523.00	4,028.42	1,494.58	5,523.00	4,028.42	66,278.00
57993	2023 Amenity Center Loan Payment	0.00	109,052.00	109,052.00	0.00	109,052.00	109,052.00	109,052.00
57994	2023 Loan Payment	2,680.81	75,425.00	72,744.19	2,680.81	75,425.00	72,744.19	150,489.00
57995	2022 Loan Payment	1,235.38	51,762.00	50,526.62	1,235.38	51,762.00	50,526.62	86,357.00
590	Web Hosting	45.38	2,500.00	2,454.62	45.38	2,500.00	2,454.62	3,600.00

Hidden Trails Community Association
Income Statement
01-Operating
Posted 1/1/2026 To 1/31/2026 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
TOTAL Administrative		94,922.18	483,056.00	388,133.82	94,922.18	483,056.00	388,133.82	1,789,826.00
Contract Services								
59401	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
605	Janitor Contract	6,300.00	4,000.00	(2,300.00)	6,300.00	4,000.00	(2,300.00)	48,000.00
619	Landscape Contract	25,909.33	27,200.00	1,290.67	25,909.33	27,200.00	1,290.67	353,350.00
61905	Well Maintenance	3,150.08	0.00	(3,150.08)	3,150.08	0.00	(3,150.08)	0.00
61913	Landscape Extras/Mulch	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
61946	Tree Removal/Trimming	6,923.06	0.00	(6,923.06)	6,923.06	0.00	(6,923.06)	10,000.00
61962	Backflow Testing	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
625	Pest Control	221.91	225.00	3.09	221.91	225.00	3.09	2,700.00
627	HVAC Contract	0.00	1,200.00	1,200.00	0.00	1,200.00	1,200.00	8,800.00
629	Pool Service	5,482.68	4,200.00	(1,282.68)	5,482.68	4,200.00	(1,282.68)	52,500.00
62903	Pool Monitor	0.00	0.00	0.00	0.00	0.00	0.00	57,200.00
636	Fitness Maintenance Contract	381.04	600.00	218.96	381.04	600.00	218.96	2,400.00
63704	Access System	2,165.00	2,130.00	(35.00)	2,165.00	2,130.00	(35.00)	25,560.00
63707	Alarm Monitoring	324.75	50.00	(274.75)	324.75	50.00	(274.75)	900.00
639	Lighting Maintenance Service	0.00	1,200.00	1,200.00	0.00	1,200.00	1,200.00	5,400.00
664	Lake/Pond Management	0.00	14,512.00	14,512.00	0.00	14,512.00	14,512.00	68,178.00
67206	Lights & Transformer	(1,334.20)	0.00	1,334.20	(1,334.20)	0.00	1,334.20	0.00
TOTAL Contract Services		49,523.65	55,317.00	5,793.35	49,523.65	55,317.00	5,793.35	690,988.00
Insurance								
851	Insurance - D&O	413.67	371.00	(42.67)	413.67	371.00	(42.67)	4,452.00
854	Insurance - General Liability	4,589.38	2,932.00	(1,657.38)	4,589.38	2,932.00	(1,657.38)	35,184.00
857	Insurance - Workers Compensation	27.50	28.00	0.50	27.50	28.00	0.50	336.00
859	Insurance - Umbrella	180.33	209.00	28.67	180.33	209.00	28.67	2,508.00
863	Insurance - Other	186.50	131.00	(55.50)	186.50	131.00	(55.50)	1,572.00
TOTAL Insurance		5,397.38	3,671.00	(1,726.38)	5,397.38	3,671.00	(1,726.38)	44,052.00
Parts & Supplies								
628	Fire & Safety Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
701	HVAC Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
705	Carpentry Supplies	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00
721	Gate Supplies/Transponders	0.00	43.00	43.00	0.00	43.00	43.00	1,266.00
TOTAL Parts & Supplies		0.00	43.00	43.00	0.00	43.00	43.00	5,966.00
Repairs & Maintenance								
616	Park Equipment	600.00	1,200.00	600.00	600.00	1,200.00	600.00	14,400.00
61920	Common Area Maint	2,727.77	3,200.00	472.23	2,727.77	3,200.00	472.23	38,400.00
656	General Maintenance	475.59	1,000.00	524.41	475.59	1,000.00	524.41	12,000.00
675	Fitness Center Expense	0.00	500.00	500.00	0.00	500.00	500.00	5,984.00
683	Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
689	Site Signage Repairs	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
725	Doors	1,181.37	0.00	(1,181.37)	1,181.37	0.00	(1,181.37)	5,000.00
TOTAL Repairs & Maintenance		4,984.73	5,900.00	915.27	4,984.73	5,900.00	915.27	83,784.00
Taxes								
805	Real Estate Tax	15,425.29	0.00	(15,425.29)	15,425.29	0.00	(15,425.29)	7,250.00
TOTAL Taxes		15,425.29	0.00	(15,425.29)	15,425.29	0.00	(15,425.29)	7,250.00
Utilities								

Hidden Trails Community Association
Income Statement
01-Operating
Posted 1/1/2026 To 1/31/2026 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
751	Electricity	12,680.07	8,800.00	(3,880.07)	12,680.07	8,800.00	(3,880.07)	130,200.00
754	Phone/Internet/TV	789.37	600.00	(189.37)	789.37	600.00	(189.37)	7,200.00
757	Trash Removal	555.34	500.00	(55.34)	555.34	500.00	(55.34)	6,000.00
758	Water/Sewer	2,348.81	2,500.00	151.19	2,348.81	2,500.00	151.19	36,000.00
760	Street Lighting	218.63	250.00	31.37	218.63	250.00	31.37	3,000.00
TOTAL Utilities		16,592.22	12,650.00	(3,942.22)	16,592.22	12,650.00	(3,942.22)	182,400.00
TOTAL Expense		186,845.45	560,637.00	373,791.55	186,845.45	560,637.00	373,791.55	2,804,266.00
Net Operating Income/Loss		60,638.41	(326,934.00)	387,572.41	60,638.41	(326,934.00)	387,572.41	66,000.00
Expense								
Non-Operational Expenses								
523	Bad Debt Expense	39,755.74	5,500.00	(34,255.74)	39,755.74	5,500.00	(34,255.74)	66,000.00
894	Depreciation	34,262.17	35,639.00	1,376.83	34,262.17	35,639.00	1,376.83	427,668.00
TOTAL Non-Operational Expenses		74,017.91	41,139.00	(32,878.91)	74,017.91	41,139.00	(32,878.91)	493,668.00
TOTAL Expense		74,017.91	41,139.00	(32,878.91)	74,017.91	41,139.00	(32,878.91)	493,668.00
Net Operating Income/Loss		(13,379.50)	(368,073.00)	354,693.50	(13,379.50)	(368,073.00)	354,693.50	(427,668.00)
Net Income/Loss		(13,379.50)	(368,073.00)	354,693.50	(13,379.50)	(368,073.00)	354,693.50	(427,668.00)

Hidden Trails Community Association
Income Statement
02-Reserve
Posted 1/1/2026 To 1/31/2026 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	42.61	0.00	42.61	42.61	0.00	42.61	0.00
TOTAL Revenue	42.61	0.00	42.61	42.61	0.00	42.61	0.00
TOTAL Income	42.61	0.00	42.61	42.61	0.00	42.61	0.00
Net Operating Income/Loss	42.61	0.00	42.61	42.61	0.00	42.61	0.00
Net Income/Loss	42.61	0.00	42.61	42.61	0.00	42.61	0.00

Hidden Trails Community Association
Income Statement
03-Community Enhancement Fund
Posted 1/1/2026 To 1/31/2026 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	787.50	9,527.00	(8,739.50)	787.50	9,527.00	(8,739.50)	114,335.00
TOTAL Transfer between Funds	787.50	9,527.00	(8,739.50)	787.50	9,527.00	(8,739.50)	114,335.00
TOTAL Income	787.50	9,527.00	(8,739.50)	787.50	9,527.00	(8,739.50)	114,335.00
Net Operating Income/Loss	787.50	9,527.00	(8,739.50)	787.50	9,527.00	(8,739.50)	114,335.00
Expense							
Non-Operational Expenses							
894 Depreciation	493.81	0.00	(493.81)	493.81	0.00	(493.81)	0.00
TOTAL Non-Operational Expenses	493.81	0.00	(493.81)	493.81	0.00	(493.81)	0.00
TOTAL Expense	493.81	0.00	(493.81)	493.81	0.00	(493.81)	0.00
Net Operating Income/Loss	293.69	9,527.00	(9,233.31)	293.69	9,527.00	(9,233.31)	114,335.00
Net Income/Loss	293.69	9,527.00	(9,233.31)	293.69	9,527.00	(9,233.31)	114,335.00

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Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME														
Revenue														
401	Association Dues	217,291.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217,291.64
40503	Community Enhancement	787.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	787.50
411	ARC Revenue	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
432	Initial Reserve Contribution	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
434	Working Capital	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
438	Rental Fees	620.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.40
441	Late Fees	9,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,100.00
44101	Collection Fee Revenue	11,815.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,815.00
44106	Delinquency Interest	1,553.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,553.50
451	Bank Interest	2.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.09
454	Sanctions/Fines	675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00
45703	Gate FOB Income	127.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127.70
45914	Legal Fee Revenue	5,398.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,398.53
474	Lifestyle Income	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 Revenue		248,271.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248,271.36
Transfer between Funds														
499	Community Enhancement Fund Transfer	(787.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(787.50)
TOTAL Transfer between Funds		(787.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(787.50)
TOTAL INCOME		247,483.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	247,483.86
EXPENSES														
Administrative														
505	Onsite Services	28,809.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,809.36
553	Audit & Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
561	Legal Fees - Collections	10,803.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,803.51
56101	Lien/Collection Costs	12,365.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,365.00
562	Legal Fees - Attorney	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
563	Licenses/Fees/Permits	476.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	476.45
564	Dues/Subscriptions	1,308.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,308.36

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
565	Community Management Fees	5,484.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,484.00
567	Meeting Expense	1,014.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,014.33
569	Office Supplies	318.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	318.76
572	Postage	693.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	693.39
573	Telephone	233.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.65
575	Social Events	1,179.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,179.73
57901	Mileage/Auto	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
57904	Bank Fees	28.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.10
57987	2018 Loan Payment	575.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	575.71
57988	2019 Loan Payment	443.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	443.31
57989	2021 Loan Payment	1,275.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,275.79
57990	2022 Loan Payment	948.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	948.97
57991	2018 Amenity Center Loan Payment	23,507.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,507.61
57992	2020 Loan Payment	1,494.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,494.58
57993	2023 Amenity Center Loan Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57994	2023 Loan Payment	2,680.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,680.81
57995	2022 Loan Payment	1,235.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,235.38
590	Web Hosting	45.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.38
TOTAL Administrative		94,922.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94,922.18
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,300.00
619	Landscape Contract	25,909.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,909.33
61905	Well Maintenance	3,150.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,150.08
61913	Landscape Extras/Mulch	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
61946	Tree Removal/Trimming	6,923.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,923.06
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.91
627	HVAC Contract	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

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
629	Pool Service	5,482.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,482.68
62903	Pool Monitor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
636	Fitness Maintenance Contract	381.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	381.04
63704	Access System	2,165.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,165.00
63707	Alarm Monitoring	324.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.75
639	Lighting Maintenance Service	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
664	Lake/Pond Management	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
67206	Lights & Transformer	(1,334.20)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,334.20)
TOTAL Contract Services		49,523.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,523.65
Insurance														
851	Insurance - D&O	413.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	413.67
854	Insurance - General Liability	4,589.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,589.38
857	Insurance - Workers Compensation	27.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.50
859	Insurance - Umbrella	180.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.33
863	Insurance - Other	186.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.50
TOTAL Insurance		5,397.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,397.38
Non-Operational Expenses														
523	Bad Debt Expense	39,755.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,755.74
894	Depreciation	34,262.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,262.17
TOTAL Non-Operational Expenses		74,017.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,017.91
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	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
705	Carpentry 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
721	Gate Supplies/Transponders	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 Parts & 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
Repairs & Maintenance														
616	Park Equipment	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
61920	Common Area Maint	2,727.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,727.77
656	General Maintenance	475.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.59

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
689	Site Signage Repairs	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
725	Doors	1,181.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,181.37
TOTAL Repairs & Maintenance		4,984.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,984.73
Taxes														
805	Real Estate Tax	15,425.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,425.29
TOTAL Taxes		15,425.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,425.29
Utilities														
751	Electricity	12,680.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,680.07
754	Phone/Internet/TV	789.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	789.37
757	Trash Removal	555.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	555.34
758	Water/Sewer	2,348.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,348.81
760	Street Lighting	218.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	218.63
TOTAL Utilities		16,592.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,592.22
TOTAL EXPENSES		260,863.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260,863.36
Excess Revenue / Expense		(13,379.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(13,379.50)

Hidden Trails Community Association

02-Reserve

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Revenue													
451 Bank Interest	42.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.61
TOTAL Revenue	42.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.61
TOTAL INCOME	42.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.61
Excess Revenue / Expense	42.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.61

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	787.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	787.50
TOTAL Transfer between Funds	787.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	787.50
TOTAL INCOME	787.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	787.50
EXPENSES													
Non-Operational Expenses													
894 Depreciation	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	493.81
TOTAL Non-Operational Expenses	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	493.81
TOTAL EXPENSES	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	493.81
Excess Revenue / Expense	293.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	293.69