Hidden Trails Community Association

Professionally Managed by:

CCMC

February 2026

CCMC

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Hidden Trails Community Association

Consolidated

		02/2026	01/2026	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	178,747.62	313,069.37	(134,321.75)
100301	Cash - CE CKG AAB	123,590.65	117,589.40	6,001.25
100303	Cash - OP Intake ckg AAB	3,375.34	2,380.29	995.05
1005	Cash - Debit Card ckg AAB	3,734.67	4,237.97	(503.30)
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
1002	Cash - RSV MM AAB	50,238.85	50,200.34	38.51
	Total Cash	362,152.82	489,943.06	(127,790.24)
	Accounts Receivable			
111	Accounts Receivable	321,116.28	346,151.01	(25,034.73)
112	AR Other	330.00	330.00	0.00
119	Allowance for Credit Losses	(203,473.58)	(202,833.87)	(639.71)
	Total Accounts Receivable	117,972.70	143,647.14	(25,674.44)
	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	(2,478,284.99)	(2,443,529.01)	(34,755.98)
	Total Fixed Assets	11,262,784.26	11,297,540.24	(34,755.98)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	3,558.68	3,661.54	(102.86)
134	Prepaid Expense	2,046.31	2,401.13	(354.82)
	Total Other Assets	6,154.99	6,612.67	(457.68)
	Total Assets	*11,749,064.77*	*11,937,743.11*	*(188,678.34)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	55,312.39	66,304.02	(10,991.63)
211	Accounts Payable	4,210.34	789.37	3,420.97
213	Unearned Assessments	217,532.00	435,064.00	(217,532.00)
214	Prepaid Assessments	132,037.71	110,946.36	21,091.35
21701	Dvlpr Ln 2018 Amenity Center	11,239,385.56	11,261,542.39	(22,156.83)
21703	Dvlpr Ln 2023 Amenity Center	2,230,503.80	2,230,503.80	0.00
21802	Lender Setup Fee	0.00	375.00	(375.00)

Hidden Trails Community Association

Consolidated

		02/2026	01/2026	Net Change
	Liabilities & Equity			
	Current Liabilities			
24501	Dvlpr Ln 2018	131,465.94	132,592.45	(1,126.51)
24502	Dvlpr Ln 2019	104,582.72	105,490.12	(907.40)
24503	Dvlpr Ln 2021	302,237.08	304,217.12	(1,980.04)
24504	Dvlpr Ln 2022	224,812.54	226,285.34	(1,472.80)
24505	Dvlpr Ln 2020	350,625.95	354,671.35	(4,045.40)
24506	Dvlpr Ln 2023	635,091.27	639,251.93	(4,160.66)
24507	Dvlpr Ln 2022	292,662.71	294,580.03	(1,917.32)
	Total Current Liabilities	15,920,460.01	16,162,613.28	(242,153.27)
	Equity			
309	Equity	(4,211,826.97)	(4,211,826.97)	0.00
	Net Income (Loss)	40,431.73	(13,043.20)	53,474.93
	Total Equity	(4,171,395.24)	(4,224,870.17)	53,474.93
	Total Liabilities & Equity	*11,749,064.77*	*11,937,743.11*	*(188,678.34)*

Hidden Trails Community Association

01-Operating

		02/2026	01/2026	Net Change
	Assets			
	Cash			
1001	Cash - OP AAB	178,747.62	313,069.37	(134,321.75)
100303	Cash - OP Intake ckg AAB	3,375.34	2,380.29	995.05
1005	Cash - Debit Card ckg AAB	3,734.67	4,237.97	(503.30)
103	Cash - Local Depository CKG Chase	2,465.69	2,465.69	0.00
	Total Cash	188,323.32	322,153.32	(133,830.00)
	Accounts Receivable			
111	Accounts Receivable	321,116.28	346,151.01	(25,034.73)
112	AR Other	330.00	330.00	0.00
119	Allowance for Credit Losses	(203,473.58)	(202,833.87)	(639.71)
	Total Accounts Receivable	117,972.70	143,647.14	(25,674.44)
	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	(2,459,026.40)	(2,424,764.23)	(34,262.17)
	Total Fixed Assets	11,237,955.41	11,272,217.58	(34,262.17)
	Other Assets			
131	Deposits	550.00	550.00	0.00
133	Prepaid Insurance	3,558.68	3,661.54	(102.86)
134	Prepaid Expense	2,046.31	2,401.13	(354.82)
	Total Other Assets	6,154.99	6,612.67	(457.68)
	Total Assets	*11,550,406.42*	*11,744,630.71*	*(194,224.29)*
	Liabilities & Equity			
	Current Liabilities			
210	Accrued Expense	55,312.39	66,304.02	(10,991.63)
211	Accounts Payable	4,210.34	789.37	3,420.97
213	Unearned Assessments	217,532.00	435,064.00	(217,532.00)
214	Prepaid Assessments	132,037.71	110,946.36	21,091.35
21701	Dvlpr Ln 2018 Amenity Center	11,239,385.56	11,261,542.39	(22,156.83)
21703	Dvlpr Ln 2023 Amenity Center	2,230,503.80	2,230,503.80	0.00
21802	Lender Setup Fee	0.00	375.00	(375.00)
24501	Dvlpr Ln 2018	131,465.94	132,592.45	(1,126.51)
24502	Dvlpr Ln 2019	104,582.72	105,490.12	(907.40)

Hidden Trails Community Association

01-Operating

		02/2026	01/2026	Net Change
	Liabilities & Equity			
	Current Liabilities			
24503	Dvlpr Ln 2021	302,237.08	304,217.12	(1,980.04)
24504	Dvlpr Ln 2022	224,812.54	226,285.34	(1,472.80)
24505	Dvlpr Ln 2020	350,625.95	354,671.35	(4,045.40)
24506	Dvlpr Ln 2023	635,091.27	639,251.93	(4,160.66)
24507	Dvlpr Ln 2022	292,662.71	294,580.03	(1,917.32)
	Total Current Liabilities	15,920,460.01	16,162,613.28	(242,153.27)
	Equity			
309	Equity	(4,404,603.07)	(4,404,603.07)	0.00
	Net Income (Loss)	34,549.48	(13,379.50)	47,928.98
	Total Equity	(4,370,053.59)	(4,417,982.57)	47,928.98
	Total Liabilities & Equity	*11,550,406.42*	*11,744,630.71*	*(194,224.29)*

Hidden Trails Community Association

02-Reserve

		02/2026	01/2026	Net Change
	Assets			
	Cash			
1002	Cash - RSV MM AAB	50,238.85	50,200.34	38.51
	Total Cash	50,238.85	50,200.34	38.51
	Total Assets	*50,238.85*	*50,200.34*	*38.51*
	Liabilities & Equity			
	Equity			
309	Equity	50,157.73	50,157.73	0.00
	Net Income (Loss)	81.12	42.61	38.51
	Total Equity	50,238.85	50,200.34	38.51
	Total Liabilities & Equity	*50,238.85*	*50,200.34*	*38.51*

Hidden Trails Community Association

03-Community Enhancement Fund

		02/2026	01/2026	Net Change
	Assets			
	Cash			
100301	Cash - CE CKG AAB	123,590.65	117,589.40	6,001.25
	Total Cash	123,590.65	117,589.40	6,001.25
	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	(19,258.59)	(18,764.78)	(493.81)
	Total Fixed Assets	24,828.85	25,322.66	(493.81)
	Total Assets	*148,419.50*	*142,912.06*	*5,507.44*
	Liabilities & Equity			
	Equity			
309	Equity	142,618.37	142,618.37	0.00
	Net Income (Loss)	5,801.13	293.69	5,507.44
	Total Equity	148,419.50	142,912.06	5,507.44
	Total Liabilities & Equity	*148,419.50*	*142,912.06*	*5,507.44*

Balance Sheet by Fund (column format)

Thursday, March 12, 2026 9:25

Posted 02/28/2026

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Assets				
Cash				
Cash - OP AAB	178,747.62			178,747.62
Cash - CE CKG AAB			123,590.65	123,590.65
Cash - OP Intake ckg AAB	3,375.34			3,375.34
Cash - Debit Card ckg AAB	3,734.67			3,734.67
Cash - Local Depository CKG (	2,465.69			2,465.69
Cash - RSV MM AAB		50,238.85		50,238.85
Total Cash	188,323.32	50,238.85	123,590.65	362,152.82
Accounts Receivable				
Accounts Receivable	321,116.28			321,116.28
AR Other	330.00			330.00
Allowance for Credit Losses	(203,473.58)			(203,473.58)
Total Accounts Receivable	117,972.70			117,972.70
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	(2,459,026.40)		(19,258.59)	(2,478,284.99)
Total Fixed Assets	11,237,955.41		24,828.85	11,262,784.26
Other Assets				
Deposits	550.00			550.00
Prepaid Insurance	3,558.68			3,558.68
Prepaid Expense	2,046.31			2,046.31
Total Other Assets	6,154.99			6,154.99
Total Assets	*11,550,406.42*	*50,238.85*	*148,419.50*	*11,749,064.77*

Balance Sheet by Fund (column format)

Posted 02/28/2026

Hidden Trails Community Association

	01-Operating	02-Reserve	03-Community Enhancement Fund	Total
Liabilities & Equity				
Current Liabilities				
Accrued Expense	55,312.39			55,312.39
Accounts Payable	4,210.34			4,210.34
Unearned Assessments	217,532.00			217,532.00
Prepaid Assessments	132,037.71			132,037.71
Dvlpr Ln 2018 Amenity Center	11,239,385.56			11,239,385.56
Dvlpr Ln 2023 Amenity Center	2,230,503.80			2,230,503.80
Dvlpr Ln 2018	131,465.94			131,465.94
Dvlpr Ln 2019	104,582.72			104,582.72
Dvlpr Ln 2021	302,237.08			302,237.08
Dvlpr Ln 2022	224,812.54			224,812.54
Dvlpr Ln 2020	350,625.95			350,625.95
Dvlpr Ln 2023	635,091.27			635,091.27
Dvlpr Ln 2022	292,662.71			292,662.71
Total Current Liabilities	15,920,460.01			15,920,460.01
Equity				
Equity	(4,404,603.07)	50,157.73	142,618.37	(4,211,826.97)
Net Income (Loss)	34,549.48	81.12	5,801.13	40,431.73
Total Equity	(4,370,053.59)	50,238.85	148,419.50	(4,171,395.24)
Total Liabilities & Equity	*11,550,406.42*	*50,238.85*	*148,419.50*	*11,749,064.77*

Hidden Trails Community Association
Income Statement
01-Operating
Posted 2/1/2026 To 2/28/2026 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	217,532.00	218,603.00	(1,071.00)	434,823.64	437,206.00	(2,382.36)	2,623,236.00
40503	Community Enhancement	6,001.25	9,528.00	(3,526.75)	6,788.75	19,055.00	(12,266.25)	114,335.00
411	ARC Revenue	300.00	500.00	(200.00)	450.00	800.00	(350.00)	4,750.00
432	Initial Reserve Contribution	0.00	50,000.00	(50,000.00)	0.00	50,000.00	(50,000.00)	50,000.00
434	Working Capital	4,500.00	3,600.00	900.00	5,250.00	7,200.00	(1,950.00)	43,200.00
438	Rental Fees	2,820.40	1,000.00	1,820.40	3,440.80	2,000.00	1,440.80	15,000.00
441	Late Fees	4,925.00	1,500.00	3,425.00	14,025.00	3,000.00	11,025.00	18,000.00
44101	Collection Fee Revenue	4,710.00	3,000.00	1,710.00	16,525.00	6,000.00	10,525.00	36,000.00
44106	Delinquency Interest	1,148.00	0.00	1,148.00	2,701.50	0.00	2,701.50	0.00
451	Bank Interest	1.90	0.00	1.90	3.99	0.00	3.99	0.00
454	Sanctions/Fines	550.00	0.00	550.00	1,225.00	0.00	1,225.00	0.00
45703	Gate FOB Income	275.18	400.00	(124.82)	402.88	600.00	(197.12)	4,580.00
45914	Legal Fee Revenue	15,926.51	3,500.00	12,426.51	21,325.04	7,000.00	14,325.04	42,000.00
474	Lifestyle Income	146.43	2,500.00	(2,353.57)	146.43	4,500.00	(4,353.57)	33,500.00
TOTAL Revenue		258,836.67	294,131.00	(35,294.33)	507,108.03	537,361.00	(30,252.97)	2,984,601.00
Transfer between Funds								
499	Community Enhancement Fund Trar	(6,001.25)	(9,528.00)	3,526.75	(6,788.75)	(19,055.00)	12,266.25	(114,335.00)
TOTAL Transfer between Funds		(6,001.25)	(9,528.00)	3,526.75	(6,788.75)	(19,055.00)	12,266.25	(114,335.00)
TOTAL Income		252,835.42	284,603.00	(31,767.58)	500,319.28	518,306.00	(17,986.72)	2,870,266.00
Expense								
Administrative								
505	Onsite Services	27,533.60	28,013.00	479.40	56,342.96	60,228.00	3,885.04	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	10,171.50	3,500.00	(6,671.50)	20,975.01	7,000.00	(13,975.01)	42,000.00
56101	Lien/Collection Costs	0.00	0.00	0.00	12,365.00	0.00	(12,365.00)	0.00
562	Legal Fees - Attorney	1,413.50	250.00	(1,163.50)	1,413.50	500.00	(913.50)	4,500.00
563	Licenses/Fees/Permits	241.64	180.00	(61.64)	718.09	3,560.00	2,841.91	5,360.00
564	Dues/Subscriptions	328.55	361.00	32.45	1,636.91	1,272.00	(364.91)	5,482.00
565	Community Management Fees	5,484.00	5,502.00	18.00	10,968.00	11,004.00	36.00	66,024.00
567	Meeting Expense	0.00	0.00	0.00	1,014.33	0.00	(1,014.33)	1,000.00
569	Office Supplies	173.25	550.00	376.75	492.01	1,450.00	957.99	11,875.00
572	Postage	1,788.43	625.00	(1,163.43)	2,481.82	1,250.00	(1,231.82)	7,500.00
573	Telephone	233.65	250.00	16.35	467.30	500.00	32.70	3,000.00
575	Social Events	752.54	4,420.00	3,667.46	1,932.27	6,720.00	4,787.73	65,835.00
57501	Recreation Events	475.00	0.00	(475.00)	475.00	0.00	(475.00)	0.00
57901	Mileage/Auto	600.30	350.00	(250.30)	600.30	700.00	99.70	4,200.00
57904	Bank Fees	47.01	0.00	(47.01)	75.11	0.00	(75.11)	0.00
57987	2018 Loan Payment	570.88	1,697.00	1,126.12	1,146.59	3,394.00	2,247.41	20,369.00
57988	2019 Loan Payment	439.54	1,347.00	907.46	882.85	2,694.00	1,811.15	16,163.00
57989	2021 Loan Payment	1,267.57	3,248.00	1,980.43	2,543.36	91,626.00	89,082.64	124,106.00
57990	2022 Loan Payment	942.86	2,416.00	1,473.14	1,891.83	53,987.00	52,095.17	78,147.00
57991	2018 Amenity Center Loan Payment	23,461.55	45,618.00	22,156.45	46,969.16	91,236.00	44,266.84	547,421.00
57992	2020 Loan Payment	1,477.80	5,523.00	4,045.20	2,972.38	11,046.00	8,073.62	66,278.00
57993	2023 Amenity Center Loan Payment	0.00	0.00	0.00	0.00	109,052.00	109,052.00	109,052.00
57994	2023 Loan Payment	2,663.55	6,824.00	4,160.45	5,344.36	82,249.00	76,904.64	150,489.00
57995	2022 Loan Payment	1,227.41	3,145.00	1,917.59	2,462.79	54,907.00	52,444.21	86,357.00
590	Web Hosting	0.00	1,000.00	1,000.00	45.38	3,500.00	3,454.62	3,600.00

Hidden Trails Community Association
Income Statement
01-Operating
Posted 2/1/2026 To 2/28/2026 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
TOTAL Administrative		81,294.13	114,819.00	33,524.87	176,216.31	597,875.00	421,658.69	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)	12,600.00	8,000.00	(4,600.00)	48,000.00
619	Landscape Contract	25,909.33	27,200.00	1,290.67	51,818.66	54,400.00	2,581.34	353,350.00
61905	Well Maintenance	0.00	0.00	0.00	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	0.00	0.00	0.00	6,923.06	0.00	(6,923.06)	10,000.00
61962	Backflow Testing	1,396.21	0.00	(1,396.21)	1,396.21	0.00	(1,396.21)	5,500.00
625	Pest Control	221.91	225.00	3.09	443.82	450.00	6.18	2,700.00
627	HVAC Contract	0.00	1,000.00	1,000.00	0.00	2,200.00	2,200.00	8,800.00
629	Pool Service	8,595.95	4,200.00	(4,395.95)	14,078.63	8,400.00	(5,678.63)	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	0.00	0.00	0.00	381.04	600.00	218.96	2,400.00
63704	Access System	811.88	2,130.00	1,318.12	2,976.88	4,260.00	1,283.12	25,560.00
63707	Alarm Monitoring	0.00	350.00	350.00	324.75	400.00	75.25	900.00
639	Lighting Maintenance Service	0.00	200.00	200.00	0.00	1,400.00	1,400.00	5,400.00
664	Lake/Pond Management	18,907.75	0.00	(18,907.75)	18,907.75	14,512.00	(4,395.75)	68,178.00
67206	Lights & Transformer	0.00	0.00	0.00	(1,334.20)	0.00	1,334.20	0.00
TOTAL Contract Services		62,143.03	39,305.00	(22,838.03)	111,666.68	94,622.00	(17,044.68)	690,988.00
Insurance								
851	Insurance - D&O	413.67	371.00	(42.67)	827.34	742.00	(85.34)	4,452.00
854	Insurance - General Liability	3,820.16	2,932.00	(888.16)	8,409.54	5,864.00	(2,545.54)	35,184.00
857	Insurance - Workers Compensation	27.50	28.00	0.50	55.00	56.00	1.00	336.00
859	Insurance - Umbrella	180.33	209.00	28.67	360.66	418.00	57.34	2,508.00
863	Insurance - Other	186.50	131.00	(55.50)	373.00	262.00	(111.00)	1,572.00
TOTAL Insurance		4,628.16	3,671.00	(957.16)	10,025.54	7,342.00	(2,683.54)	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	86.00	86.00	1,266.00
TOTAL Parts & Supplies		0.00	43.00	43.00	0.00	86.00	86.00	5,966.00
Repairs & Maintenance								
616	Park Equipment	269.88	1,200.00	930.12	869.88	2,400.00	1,530.12	14,400.00
61920	Common Area Maint	1,536.93	3,200.00	1,663.07	4,264.70	6,400.00	2,135.30	38,400.00
656	General Maintenance	124.17	1,000.00	875.83	599.76	2,000.00	1,400.24	12,000.00
675	Fitness Center Expense	0.00	500.00	500.00	0.00	1,000.00	1,000.00	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	0.00	0.00	0.00	1,181.37	0.00	(1,181.37)	5,000.00
TOTAL Repairs & Maintenance		1,930.98	5,900.00	3,969.02	6,915.71	11,800.00	4,884.29	83,784.00
Taxes								
805	Real Estate Tax	0.00	0.00	0.00	15,425.29	0.00	(15,425.29)	7,250.00
TOTAL Taxes		0.00	0.00	0.00	15,425.29	0.00	(15,425.29)	7,250.00
Utilities								

Hidden Trails Community Association
Income Statement
01-Operating
Posted 2/1/2026 To 2/28/2026 11:59:00 PM

		Current Period 01-Operating			Year to Date 01-Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual Budget
751	Electricity	13,597.39	8,800.00	(4,797.39)	26,277.46	17,600.00	(8,677.46)	130,200.00
754	Phone/Internet/TV	788.43	600.00	(188.43)	1,577.80	1,200.00	(377.80)	7,200.00
757	Trash Removal	555.34	500.00	(55.34)	1,110.68	1,000.00	(110.68)	6,000.00
758	Water/Sewer	4,850.38	2,500.00	(2,350.38)	7,199.19	5,000.00	(2,199.19)	36,000.00
760	Street Lighting	216.72	250.00	33.28	435.35	500.00	64.65	3,000.00
TOTAL Utilities		20,008.26	12,650.00	(7,358.26)	36,600.48	25,300.00	(11,300.48)	182,400.00
TOTAL Expense		170,004.56	176,388.00	6,383.44	356,850.01	737,025.00	380,174.99	2,804,266.00
Net Operating Income/Loss		82,830.86	108,215.00	(25,384.14)	143,469.27	(218,719.00)	362,188.27	66,000.00
Expense								
Non-Operational Expenses								
523	Provision for Credit Loss Expense	639.71	5,500.00	4,860.29	40,395.45	11,000.00	(29,395.45)	66,000.00
894	Depreciation	34,262.17	35,639.00	1,376.83	68,524.34	71,278.00	2,753.66	427,668.00
TOTAL Non-Operational Expenses		34,901.88	41,139.00	6,237.12	108,919.79	82,278.00	(26,641.79)	493,668.00
TOTAL Expense		34,901.88	41,139.00	6,237.12	108,919.79	82,278.00	(26,641.79)	493,668.00
Net Operating Income/Loss		47,928.98	67,076.00	(19,147.02)	34,549.48	(300,997.00)	335,546.48	(427,668.00)
Net Income/Loss		47,928.98	67,076.00	(19,147.02)	34,549.48	(300,997.00)	335,546.48	(427,668.00)

Hidden Trails Community Association
Income Statement
02-Reserve
Posted 2/1/2026 To 2/28/2026 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	38.51	0.00	38.51	81.12	0.00	81.12	0.00
TOTAL Revenue	38.51	0.00	38.51	81.12	0.00	81.12	0.00
TOTAL Income	38.51	0.00	38.51	81.12	0.00	81.12	0.00
Net Operating Income/Loss	38.51	0.00	38.51	81.12	0.00	81.12	0.00
Net Income/Loss	38.51	0.00	38.51	81.12	0.00	81.12	0.00

Hidden Trails Community Association
Income Statement
03-Community Enhancement Fund
Posted 2/1/2026 To 2/28/2026 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	6,001.25	9,528.00	(3,526.75)	6,788.75	19,055.00	(12,266.25)	114,335.00
TOTAL Transfer between Funds	6,001.25	9,528.00	(3,526.75)	6,788.75	19,055.00	(12,266.25)	114,335.00
TOTAL Income	6,001.25	9,528.00	(3,526.75)	6,788.75	19,055.00	(12,266.25)	114,335.00
Net Operating Income/Loss	6,001.25	9,528.00	(3,526.75)	6,788.75	19,055.00	(12,266.25)	114,335.00
Expense							
Non-Operational Expenses							
894 Depreciation	493.81	0.00	(493.81)	987.62	0.00	(987.62)	0.00
TOTAL Non-Operational Expenses	493.81	0.00	(493.81)	987.62	0.00	(987.62)	0.00
TOTAL Expense	493.81	0.00	(493.81)	987.62	0.00	(987.62)	0.00
Net Operating Income/Loss	5,507.44	9,528.00	(4,020.56)	5,801.13	19,055.00	(13,253.87)	114,335.00
Net Income/Loss	5,507.44	9,528.00	(4,020.56)	5,801.13	19,055.00	(13,253.87)	114,335.00

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME														
Revenue														
401	Association Dues	217,291.64	217,532.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434,823.64
40503	Community Enhancement	787.50	6,001.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,788.75
411	ARC Revenue	150.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
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	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,250.00
438	Rental Fees	620.40	2,820.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,440.80
441	Late Fees	9,100.00	4,925.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,025.00
44101	Collection Fee Revenue	11,815.00	4,710.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,525.00
44106	Delinquency Interest	1,553.50	1,148.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,701.50
451	Bank Interest	2.09	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.99
454	Sanctions/Fines	675.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,225.00
45703	Gate FOB Income	127.70	275.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	402.88
45914	Legal Fee Revenue	5,398.53	15,926.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,325.04
474	Lifestyle Income	0.00	146.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	146.43
TOTAL Revenue		248,271.36	258,836.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	507,108.03
Transfer between Funds														
499	Community Enhancement Fund Transfer	(787.50)	(6,001.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(6,788.75)
TOTAL Transfer between Funds		(787.50)	(6,001.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(6,788.75)
TOTAL INCOME		247,483.86	252,835.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500,319.28
EXPENSES														
Administrative														
505	Onsite Services	28,809.36	27,533.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,342.96
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	10,171.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,975.01
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	1,413.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,413.50
563	Licenses/Fees/Permits	476.45	241.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	718.09
564	Dues/Subscriptions	1,308.36	328.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,636.91

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	5,484.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,968.00
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	173.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	492.01
572	Postage	693.39	1,788.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,481.82
573	Telephone	233.65	233.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	467.30
575	Social Events	1,179.73	752.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,932.27
57501	Recreation Events	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
57901	Mileage/Auto	0.00	600.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.30
57904	Bank Fees	28.10	47.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.11
57987	2018 Loan Payment	575.71	570.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,146.59
57988	2019 Loan Payment	443.31	439.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	882.85
57989	2021 Loan Payment	1,275.79	1,267.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,543.36
57990	2022 Loan Payment	948.97	942.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,891.83
57991	2018 Amenity Center Loan Payment	23,507.61	23,461.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,969.16
57992	2020 Loan Payment	1,494.58	1,477.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,972.38
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	2,663.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,344.36
57995	2022 Loan Payment	1,235.38	1,227.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,462.79
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	81,294.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176,216.31
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,600.00
619	Landscape Contract	25,909.33	25,909.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,818.66
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	1,396.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,396.21
625	Pest Control	221.91	221.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	443.82

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
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
629	Pool Service	5,482.68	8,595.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,078.63
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	811.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,976.88
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	18,907.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,907.75
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	62,143.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,666.68
Insurance														
851	Insurance - D&O	413.67	413.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	827.34
854	Insurance - General Liability	4,589.38	3,820.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,409.54
857	Insurance - Workers Compensation	27.50	27.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
859	Insurance - Umbrella	180.33	180.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.66
863	Insurance - Other	186.50	186.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	373.00
TOTAL Insurance		5,397.38	4,628.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,025.54
Non-Operational Expenses														
523	Provision for Credit Loss Expense	39,755.74	639.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,395.45
894	Depreciation	34,262.17	34,262.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,524.34
TOTAL Non-Operational Expenses		74,017.91	34,901.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108,919.79
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	269.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	869.88
61920	Common Area Maint	2,727.77	1,536.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,264.70

Hidden Trails Community Association

01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
656	General Maintenance	475.59	124.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	599.76
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	1,930.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,915.71
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	13,597.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,277.46
754	Phone/Internet/TV	789.37	788.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,577.80
757	Trash Removal	555.34	555.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,110.68
758	Water/Sewer	2,348.81	4,850.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,199.19
760	Street Lighting	218.63	216.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	435.35
TOTAL Utilities		16,592.22	20,008.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,600.48
TOTAL EXPENSES		260,863.36	204,906.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	465,769.80
Excess Revenue / Expense		(13,379.50)	47,928.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,549.48

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	38.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.12
TOTAL Revenue	42.61	38.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.12
TOTAL INCOME	42.61	38.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.12
Excess Revenue / Expense	42.61	38.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.12

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	6,001.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,788.75
TOTAL Transfer between Funds	787.50	6,001.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,788.75
TOTAL INCOME	787.50	6,001.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,788.75
EXPENSES													
Non-Operational Expenses													
894 Depreciation	493.81	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	987.62
TOTAL Non-Operational Expenses	493.81	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	987.62
TOTAL EXPENSES	493.81	493.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	987.62
Excess Revenue / Expense	293.69	5,507.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,801.13