Hidden Oaks

Balance Sheet Comparison: December 31, 2025 vs January 31, 2026

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$15,643.26	$15,567.83	($75.43)
Receivables	$729.00	-	($729.00)
Total Current Assets	**$16,372.26**	**$15,567.83**	**($804.43)**
Reserves			
Replacement Reserve Acct.	$42,916.98	$45,565.65	$2,648.67
Landing Rock IDA	$6.99	$35.89	$28.90
CD Landing Rock 3.4.26 3.40%	$10,000.00	$10,000.00	-
CD Landing Rock 9.8.26 3.30%	$10,023.50	$10,051.53	$28.03
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$84,947.47**	**$87,653.07**	**$2,705.60**
Total Assets	**$101,319.73**	**$103,220.90**	**$1,901.17**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$3,461.47	$16,673.97	$13,212.50
Prepaid Dues	$5,728.52	$3,772.22	($1,956.30)
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$31,189.99**	**$42,446.19**	**$11,256.20**
Equity			
Net Profit/Loss	$13,126.76	($9,355.03)	($22,481.79)
Retained Earnings	$57,002.98	$70,129.74	$13,126.76
Total Equity	**$70,129.74**	**$60,774.71**	**($9,355.03)**
Total Liabilities / Equity	**$101,319.73**	**$103,220.90**	**$1,901.17**

Hidden Oaks

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	14,725.00	14,725.00	-	14,725.00	14,725.00	-	176,700.00
Total Assessment Income	**14,725.00**	**14,725.00**	**-**	**14,725.00**	**14,725.00**	**-**	**176,700.00**
Other Income							
5101 - Interest Income	.80	-	.80	.80	-	.80	-
5124 - Late Fees	25.00	-	25.00	25.00	-	25.00	-
Total Other Income	**25.80**	**-**	**25.80**	**25.80**	**-**	**25.80**	**-**
Total Income	**14,750.80**	**14,725.00**	**25.80**	**14,750.80**	**14,725.00**	**25.80**	**176,700.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	-	13.33	13.33	160.00
6222 - Legal Expense	-	41.67	41.67	-	41.67	41.67	500.00
6223 - Corporate Income Tax	-	4.17	4.17	-	4.17	4.17	50.00
6311 - Management Fee	1,357.16	1,357.16	.00	1,357.16	1,357.16	.00	16,285.90
6312 - Office Supplies	57.98	20.83	(37.15)	57.98	20.83	(37.15)	250.00
6319 - Tuckaway Fees	421.54	86.78	(334.76)	421.54	86.78	(334.76)	1,041.30
6941 - Insurance	2,944.00	3,176.42	232.42	2,944.00	3,176.42	232.42	38,117.00
Total Administrative Expense	**4,780.68**	**4,700.35**	**(80.33)**	**4,780.68**	**4,700.35**	**(80.33)**	**56,404.20**
Utility Expense							
6414 - Water/Sewer	600.00	5,252.63	4,652.63	600.00	5,252.63	4,652.63	15,755.64
6415 - Sump Pump Stipend	-	-	-	-	-	-	485.00
6450 - Electric-Common	85.57	209.37	123.80	85.57	209.37	123.80	2,512.48
6453 - Radon Stipend	-	-	-	-	-	-	1,299.00
Total Utility Expense	**685.57**	**5,462.00**	**4,776.43**	**685.57**	**5,462.00**	**4,776.43**	**20,052.12**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	-	250.00	250.00	3,000.00
6536 - General Maintenance	-	416.67	416.67	-	416.67	416.67	5,000.00
6537 - Road shared expanse	-	83.33	83.33	-	83.33	83.33	1,000.00
6551 - Roof/gutter Repairs	-	666.67	666.67	-	666.67	666.67	8,000.00
Total Repair and Maintenance Expense	**-**	**1,416.67**	**1,416.67**	**-**	**1,416.67**	**1,416.67**	**17,000.00**
Grounds							
6619 - Landscape	-	-	-	-	-	-	21,232.98
6656 - Snow Removal	2,713.67	2,859.35	145.68	2,713.67	2,859.35	145.68	17,151.00
6666 - Additional Landscape	-	-	-	-	-	-	3,000.00
Total Grounds	**2,713.67**	**2,859.35**	**145.68**	**2,713.67**	**2,859.35**	**145.68**	**41,383.98**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	3,488.31	3,488.31	-	3,488.31	3,488.31	-	41,859.70
Total Transfer to Replacement Reserve	**3,488.31**	**3,488.31**	**-**	**3,488.31**	**3,488.31**	**-**	**41,859.70**

Hidden Oaks

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	11,668.23	17,926.69	6,258.46	11,668.23	17,926.69	6,258.46	176,700.00
Operating Net Total	3,082.57	(3,201.69)	6,284.26	3,082.57	(3,201.69)	6,284.26	.00

Hidden Oaks

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	3,488.31	-	3,488.31	3,488.31	-	3,488.31	-
Total Reserve Income	**3,488.31**	**-**	**3,488.31**	**3,488.31**	**-**	**3,488.31**	**-**
Other Income							
5101 - Interest Income	62.49	-	62.49	62.49	-	62.49	-
Total Other Income	**62.49**	**-**	**62.49**	**62.49**	**-**	**62.49**	**-**
Total Income	**3,550.80**	**-**	**3,550.80**	**3,550.80**	**-**	**3,550.80**	**-**
Reserve Expense							
Reserve Expense							
7154 - Roof Replacement	-	2,740.42	2,740.42	-	2,740.42	2,740.42	32,885.00
7328 - Fire System Expense	15,988.40	-	(15,988.40)	15,988.40	-	(15,988.40)	-
Total Reserve Expense	**15,988.40**	**2,740.42**	**(13,247.98)**	**15,988.40**	**2,740.42**	**(13,247.98)**	**32,885.00**
Total Expense	**15,988.40**	**2,740.42**	**(13,247.98)**	**15,988.40**	**2,740.42**	**(13,247.98)**	**32,885.00**
Reserve Net Total	**(12,437.60)**	**(2,740.42)**	**(9,697.18)**	**(12,437.60)**	**(2,740.42)**	**(9,697.18)**	**(32,885.00)**
Net Total	**(9,355.03)**	**(5,942.11)**	**(3,412.92)**	**(9,355.03)**	**(5,942.11)**	**(3,412.92)**	**(32,885.00)**

Hidden Oaks

2025 Annual Budget

	Annual	Per Unit* (31)
Income		
Assessment Income		
5001 - Association Dues	130,944.00	4,224.00
Total Assessment Income	**130,944.00**	**4,224.00**
Other Income		
5033 - Special Assessment Income	65,768.91	2,121.58
Total Other Income	**65,768.91**	**2,121.58**
Total Income	**196,712.91**	**6,345.58**
Expense		
Administrative Expense		
6210 - Accounting	160.00	5.16
6222 - Legal Expense	500.00	16.13
6223 - Corporate Income Tax	50.00	1.61
6311 - Management Fee	15,857.74	511.54
6312 - Office Supplies	250.00	8.06
6319 - Tuckaway Fees	878.19	28.33
6941 - Insurance	30,437.05	981.84
Total Administrative Expense	**48,132.98**	**1,552.68**
Utility Expense		
6414 - Water/Sewer	15,005.37	484.04
6415 - Sump Pump Stipend	485.00	15.65
6450 - Electric-Common	2,392.84	77.19
6453 - Radon Stipend	1,299.00	41.90
Total Utility Expense	**19,182.21**	**618.78**
Repair and Maintenance Expense		
6530 - Fire System Expense	3,000.00	96.77
6536 - General Maintenance	2,400.00	77.42
6537 - Road shared expanse	1,000.00	32.26
6551 - Roof/gutter Repairs	4,000.00	129.03
Total Repair and Maintenance Expense	**10,400.00**	**335.48**
Grounds		
6619 - Landscape	20,168.44	650.59
6656 - Snow Removal	15,656.00	505.03
6666 - Additional Landscape	3,000.00	96.77
Total Grounds	**38,824.44**	**1,252.40**
Transfer to Replacement Reserve		
6956 - Transfer to Reserve	14,404.37	464.66
Total Transfer to Replacement Reserve	**14,404.37**	**464.66**

Hidden Oaks

2025 Annual Budget

	Annual	Per Unit* (31)
Reserve Expense		
7154 - Roof Replacement	65,770.00	2,121.61
Total Reserve Expense	**65,770.00**	**2,121.61**
Total Expense	**196,714.00**	**6,345.61**

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*

Hidden Oaks

Balance Sheet Comparison: August vs September

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$23,310.93	$14,282.09	($9,028.84)
Total Current Assets	**$23,310.93**	**$14,282.09**	**($9,028.84)**
Reserves			
Replacement Reserve Acct.	$63,909.54	$65,105.56	$1,196.02
Due From Operating	-	$14,000.26	$14,000.26
Total Reserves	**$63,909.54**	**$79,105.82**	**$15,196.28**
Total Assets	**$87,220.47**	**$93,387.91**	**$6,167.44**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	-	$1,552.00	$1,552.00
Prepaid Dues	$6,005.08	$4,350.08	($1,655.00)
Due To Reserve	-	$14,000.26	$14,000.26
Accrued Expenses	$3,048.95	-	($3,048.95)
Total Liability	**$9,054.03**	**$19,902.34**	**$10,848.31**
Equity			
Net Profit/Loss	$12,212.61	$7,531.74	($4,680.87)
Retained Earnings	$65,953.83	$65,953.83	-
Total Equity	**$78,166.44**	**$73,485.57**	**($4,680.87)**
Total Liabilities / Equity	**$87,220.47**	**$93,387.91**	**$6,167.44**

Hidden Oaks Condominium Association, Inc.

December 2, 2024

Dear Hidden Oaks Condo Owner:

After a thorough review of the current financials, the 2025 budget was presented and approved by the Board of Director's. Each line item was carefully evaluated by both the Board of Directors and the Management team to fund the property appropriately. There will be a $22.00 increase to dues and the special assessment of $2121.61

Your Association dues will be $352.00 beginning January 1st, 2025.

The special assessment per unit is 2121.61, which is due as followed:

You may make Four payments of $530.40 on April 1st, June 1st, July 1st. Aug 1st or you may pay in full Aug 1st.

1. If you are enrolled in Auto-Draft through the Vantaca HOME Portal, you will not need to do anything. The new amount will be automatically pulled on or about the 5th of each month.
2. *If you are making payments automatically through First Citizen's Bank please use one of the following option to disable your payments:*

Login to your Property Pay Account

Email: servicepropertypay@firstcitizens.com

Call: (866) 800-4656

3. If you are paying by check please be sure to include your account # on your check and continue to mail your payment to:

If you do not want this pulled automatically with your ACH or Auto Draft, please contact Betsy, Betsyd@ogdenre.com or 414.270.1364 so we can turn off your Auto Draft.

We Wish You and Your Family a Safe & Happy Holiday Season!

Sincerely,

On Behalf of Hidden Oaks Condominium Association

Miranda Cannon
Portfolio Manager
MirandaC@odgenre.com
414.831.0687

Hidden Oaks

1/1/2026 - 12/31/2026

2026 Proposed Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (31)
Income					
Assessment Income					
5001 - Association Dues	130,944.00	176,700.00	34.94%	14,725.00	475.00
Total Assessment Income	**130,944.00**	**176,700.00**	**34.94%**	**14,725.00**	**475.00**
Other Income					
5033 - Special Assessment Income	65,768.91	-	-100.00%	-	-
Total Other Income	**65,768.91**	**-**	**-100.00%**	**-**	**-**
Total Income	**196,712.91**	**176,700.00**	**-10.17%**	**14,725.00**	**475.00**
Expense					
Administrative Expense					
6210 - Accounting	160.00	160.00	0.00%	13.33	.43
6222 - Legal Expense	500.00	500.00	0.00%	41.67	1.34
6223 - Corporate Income Tax	50.00	50.00	0.00%	4.17	.13
6311 - Management Fee	15,857.74	16,285.90	2.70%	1,357.16	43.78
6312 - Office Supplies	250.00	250.00	0.00%	20.83	.67
6319 - Tuckaway Fees	991.72	1,041.30	5.00%	86.78	2.80
6941 - Insurance	30,437.05	38,117.00	25.23%	3,176.42	102.47
Total Administrative Expense	**48,246.51**	**56,404.20**	**16.91%**	**4,700.35**	**151.62**
Utility Expense					
6414 - Water/Sewer	15,005.37	15,755.64	5.00%	1,312.97	42.35
6415 - Sump Pump Stipend	485.00	485.00	0.00%	40.42	1.30
6450 - Electric-Common	2,392.84	2,512.48	5.00%	209.37	6.75
6453 - Radon Stipend	1,299.00	1,299.00	0.00%	108.25	3.49
Total Utility Expense	**19,182.21**	**20,052.12**	**4.53%**	**1,671.01**	**53.90**
Repair and Maintenance Expense					
6530 - Fire System Expense	3,000.00	3,000.00	0.00%	250.00	8.06
6536 - General Maintenance	2,400.00	5,000.00	108.33%	416.67	13.44
6537 - Road shared expanse	1,000.00	1,000.00	0.00%	83.33	2.69
6551 - Roof/gutter Repairs	4,000.00	8,000.00	100.00%	666.67	21.51
Total Repair and Maintenance Expense	**10,400.00**	**17,000.00**	**63.46%**	**1,416.67**	**45.70**
Grounds					
6619 - Landscape	20,168.44	21,232.98	5.28%	1,769.42	57.08
6656 - Snow Removal	15,656.00	17,151.00	9.55%	1,429.25	46.10
6666 - Additional Landscape	3,000.00	3,000.00	0.00%	250.00	8.06
Total Grounds	**38,824.44**	**41,383.98**	**6.59%**	**3,448.67**	**111.25**
Transfer to Replacement Reserve					
6956 - Transfer to Reserve	14,404.37	41,859.70	190.60%	3,488.31	112.53
Total Transfer to Replacement Reserve	**14,404.37**	**41,859.70**	**190.60%**	**3,488.31**	**112.53**

Hidden Oaks

1/1/2026 - 12/31/2026

2026 Proposed Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (31)
Reserve Expense					
7154 - Roof Replacement	65,770.00	32,885.00	-50.00%	2,740.42	88.40
Total Reserve Expense	**65,770.00**	**32,885.00**	**-50.00%**	**2,740.42**	**88.40**
Total Expense	**196,827.52**	**209,585.00**	**6.48%**	**17,465.42**	**563.40**

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*

Hidden Oaks

Balance Sheet Comparison: December 31, 2024 vs January 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$14,026.14	$11,620.35	($2,405.79)
Total Current Assets	**$14,026.14**	**$11,620.35**	**($2,405.79)**
Reserves			
Replacement Reserve Acct.	$58,324.11	$58,349.05	$24.94
Due From Operating	$29,945.00	$29,945.00	-
Total Reserves	**$88,269.11**	**$88,294.05**	**$24.94**
Total Assets	**$102,295.25**	**$99,914.40**	**($2,380.85)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$6,598.66	$255.00	($6,343.66)
Prepaid Dues	$8,748.61	$10,005.01	$1,256.40
Due To Reserve	$29,945.00	$29,945.00	-
Total Liability	**$45,292.27**	**$40,205.01**	**($5,087.26)**
Equity			
Net Profit/Loss	$3,232.44	$2,706.41	($526.03)
Retained Earnings	$53,770.54	$57,002.98	$3,232.44
Total Equity	**$57,002.98**	**$59,709.39**	**$2,706.41**
Total Liabilities / Equity	**$102,295.25**	**$99,914.40**	**($2,380.85)**

Hidden Oaks

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	10,912.00	10,912.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**10,912.00**	**10,912.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.63	-	.63	.63	-	.63	-
Total Other Income	**.63**	**-**	**.63**	**.63**	**-**	**.63**	**-**
Total Income	**10,912.63**	**10,912.00**	**.63**	**10,912.63**	**10,912.00**	**.63**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	-	13.33	13.33	160.00
6222 - Legal Expense	-	41.67	41.67	-	41.67	41.67	500.00
6223 - Corporate Income Tax	-	4.17	4.17	-	4.17	4.17	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	1,321.48	1,321.48	.00	15,857.74
6312 - Office Supplies	25.79	20.83	(4.96)	25.79	20.83	(4.96)	250.00
6319 - Tuckaway Fees	219.55	73.18	(146.37)	219.55	73.18	(146.37)	878.19
6941 - Insurance	-	2,536.42	2,536.42	-	2,536.42	2,536.42	30,437.05
Total Administrative Expense	**1,566.82**	**4,011.08**	**2,444.26**	**1,566.82**	**4,011.08**	**2,444.26**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	600.00	5,002.50	4,402.50	600.00	5,002.50	4,402.50	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	40.42	40.42	485.00
6450 - Electric-Common	214.65	199.40	(15.25)	214.65	199.40	(15.25)	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	108.25	108.25	1,299.00
Total Utility Expense	**814.65**	**5,350.58**	**4,535.93**	**814.65**	**5,350.58**	**4,535.93**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	-	250.00	250.00	3,000.00
6536 - General Maintenance	2,040.00	200.00	(1,840.00)	2,040.00	200.00	(1,840.00)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	-	83.33	83.33	1,000.00
6551 - Roof/gutter Repairs	-	-	-	-	-	-	4,000.00
Total Repair and Maintenance Expense	**2,040.00**	**533.33**	**(1,506.67)**	**2,040.00**	**533.33**	**(1,506.67)**	**10,400.00**
Grounds							
6619 - Landscape	-	-	-	-	-	-	20,168.44
6656 - Snow Removal	2,609.33	2,609.34	.01	2,609.33	2,609.34	.01	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	250.00	250.00	3,000.00
Total Grounds	**2,609.33**	**2,859.34**	**250.01**	**2,609.33**	**2,859.34**	**250.01**	**38,824.44**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	1,200.36	1,200.36	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**1,200.36**	**1,200.36**	**-**	**14,404.37**

Hidden Oaks

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	**8,231.16**	**13,954.68**	**5,723.52**	**8,231.16**	**13,954.68**	**5,723.52**	**130,944.00**
Operating Net Total	**2,681.47**	**(3,042.68)**	**5,724.15**	**2,681.47**	**(3,042.68)**	**5,724.15**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	1,200.36	-	1,200.36	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**1,200.36**	**-**	**1,200.36**	**-**
Other Income							
5101 - Interest Income	10.97	-	10.97	10.97	-	10.97	-
Total Other Income	**10.97**	**-**	**10.97**	**10.97**	**-**	**10.97**	**-**
Total Income	**1,211.33**	**-**	**1,211.33**	**1,211.33**	**-**	**1,211.33**	**-**
Reserve Expense							
Reserve Expense							
7154 - Roof Replacement	-	5,480.83	5,480.83	-	5,480.83	5,480.83	65,770.00
7208 - Insurance Claim Expense	1,186.39	-	(1,186.39)	1,186.39	-	(1,186.39)	-
Total Reserve Expense	**1,186.39**	**5,480.83**	**4,294.44**	**1,186.39**	**5,480.83**	**4,294.44**	**65,770.00**
Total Expense	**1,186.39**	**5,480.83**	**4,294.44**	**1,186.39**	**5,480.83**	**4,294.44**	**65,770.00**
Reserve Net Total	**24.94**	**(5,480.83)**	**5,505.77**	**24.94**	**(5,480.83)**	**5,505.77**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	5,480.74	(5,480.74)	-	5,480.74	(5,480.74)	65,768.91
Total Other Income	**-**	**5,480.74**	**(5,480.74)**	**-**	**5,480.74**	**(5,480.74)**	**65,768.91**
Total Income	**-**	**5,480.74**	**(5,480.74)**	**-**	**5,480.74**	**(5,480.74)**	**65,768.91**
Special Assessment Net Total	**-**	**5,480.74**	**(5,480.74)**	**-**	**5,480.74**	**(5,480.74)**	**65,768.91**
Net Total	**2,706.41**	**(3,042.77)**	**5,749.18**	**2,706.41**	**(3,042.77)**	**5,749.18**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: January 31, 2025 vs February 28, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$11,620.35	$14,806.94	$3,186.59
Total Current Assets	**$11,620.35**	**$14,806.94**	**$3,186.59**
Reserves			
Replacement Reserve Acct.	$58,349.05	$76,012.93	$17,663.88
Due From Operating	$29,945.00	$29,945.00	-
Total Reserves	**$88,294.05**	**$105,957.93**	**$17,663.88**
Total Assets	**$99,914.40**	**$120,764.87**	**$20,850.47**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$255.00	$2,463.74	$2,208.74
Prepaid Dues	$10,005.01	$9,853.41	($151.60)
Due To Reserve	$29,945.00	$29,945.00	-
Total Liability	**$40,205.01**	**$42,262.15**	**$2,057.14**
Equity			
Net Profit/Loss	$2,706.41	$21,499.74	$18,793.33
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$59,709.39**	**$78,502.72**	**$18,793.33**
Total Liabilities / Equity	**$99,914.40**	**$120,764.87**	**$20,850.47**

Hidden Oaks

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	21,824.00	21,824.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**21,824.00**	**21,824.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.63	-	.63	1.26	-	1.26	-
Total Other Income	**.63**	**-**	**.63**	**1.26**	**-**	**1.26**	**-**
Total Income	**10,912.63**	**10,912.00**	**.63**	**21,825.26**	**21,824.00**	**1.26**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	-	26.66	26.66	160.00
6222 - Legal Expense	-	41.67	41.67	-	83.34	83.34	500.00
6223 - Corporate Income Tax	-	4.17	4.17	-	8.34	8.34	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	2,642.96	2,642.96	.00	15,857.74
6312 - Office Supplies	63.04	20.83	(42.21)	88.83	41.66	(47.17)	250.00
6319 - Tuckaway Fees	-	73.18	73.18	219.55	146.36	(73.19)	878.19
6941 - Insurance	(612.00)	2,536.42	3,148.42	(612.00)	5,072.83	5,684.83	30,437.05
Total Administrative Expense	**772.52**	**4,011.08**	**3,238.56**	**2,339.34**	**8,022.15**	**5,682.81**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	4,119.30	-	(4,119.30)	4,719.30	5,002.50	283.20	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	80.84	80.84	485.00
6450 - Electric-Common	222.63	199.40	(23.23)	437.28	398.81	(38.47)	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	216.50	216.50	1,299.00
Total Utility Expense	**4,341.93**	**348.07**	**(3,993.86)**	**5,156.58**	**5,698.65**	**542.07**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	-	500.00	500.00	3,000.00
6536 - General Maintenance	245.04	200.00	(45.04)	2,285.04	400.00	(1,885.04)	2,400.00
6537 - Road shared expanse	614.00	83.33	(530.67)	614.00	166.66	(447.34)	1,000.00
6551 - Roof/gutter Repairs	-	-	-	-	-	-	4,000.00
Total Repair and Maintenance Expense	**859.04**	**533.33**	**(325.71)**	**2,899.04**	**1,066.66**	**(1,832.38)**	**10,400.00**
Grounds							
6619 - Landscape	-	-	-	-	-	-	20,168.44
6656 - Snow Removal	2,609.33	2,609.34	.01	5,218.66	5,218.68	.02	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	500.00	500.00	3,000.00
Total Grounds	**2,609.33**	**2,859.34**	**250.01**	**5,218.66**	**5,718.68**	**500.02**	**38,824.44**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	2,400.72	2,400.72	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**2,400.72**	**2,400.72**	**-**	**14,404.37**

Hidden Oaks

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	9,783.18	8,952.18	(831.00)	18,014.34	22,906.86	4,892.52	130,944.00
Operating Net Total	1,129.45	1,959.82	(830.37)	3,810.92	(1,082.86)	4,893.78	.00

Hidden Oaks

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	2,400.72	-	2,400.72	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**2,400.72**	**-**	**2,400.72**	**-**
Other Income							
5101 - Interest Income	13.04	-	13.04	24.01	-	24.01	-
Total Other Income	**13.04**	**-**	**13.04**	**24.01**	**-**	**24.01**	**-**
Total Income	**1,213.40**	**-**	**1,213.40**	**2,424.73**	**-**	**2,424.73**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	3,388.80	-	(3,388.80)	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	-	10,961.66	10,961.66	65,770.00
7208 - Insurance Claim Expense	(19,839.28)	-	19,839.28	(18,652.89)	-	18,652.89	-
Total Reserve Expense	**(16,450.48)**	**5,480.83**	**21,931.31**	**(15,264.09)**	**10,961.66**	**26,225.75**	**65,770.00**
Total Expense	**(16,450.48)**	**5,480.83**	**21,931.31**	**(15,264.09)**	**10,961.66**	**26,225.75**	**65,770.00**
Reserve Net Total	**17,663.88**	**(5,480.83)**	**23,144.71**	**17,688.82**	**(10,961.66)**	**28,650.48**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	5,480.74	(5,480.74)	-	10,961.48	(10,961.48)	65,768.91
Total Other Income	**-**	**5,480.74**	**(5,480.74)**	**-**	**10,961.48**	**(10,961.48)**	**65,768.91**
Total Income	**-**	**5,480.74**	**(5,480.74)**	**-**	**10,961.48**	**(10,961.48)**	**65,768.91**
Special Assessment Net Total	**-**	**5,480.74**	**(5,480.74)**	**-**	**10,961.48**	**(10,961.48)**	**65,768.91**
Net Total	**18,793.33**	**1,959.73**	**16,833.60**	**21,499.74**	**(1,083.04)**	**22,582.78**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: February 28, 2025 vs March 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$14,806.94	$20,558.19	$5,751.25
Total Current Assets	**$14,806.94**	**$20,558.19**	**$5,751.25**
Reserves			
Replacement Reserve Acct.	$76,012.93	$55,085.16	($20,927.77)
Due From Operating	$29,945.00	$29,945.00	-
Total Reserves	**$105,957.93**	**$85,030.16**	**($20,927.77)**
Total Assets	**$120,764.87**	**$105,588.35**	**($15,176.52)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$2,463.74	$1,543.20	($920.54)
Prepaid Dues	$9,853.41	$12,510.22	$2,656.81
Due To Reserve	$29,945.00	$29,945.00	-
Total Liability	**$42,262.15**	**$43,998.42**	**$1,736.27**
Equity			
Net Profit/Loss	$21,499.74	$4,586.95	($16,912.79)
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$78,502.72**	**$61,589.93**	**($16,912.79)**
Total Liabilities / Equity	**$120,764.87**	**$105,588.35**	**($15,176.52)**

Hidden Oaks

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	32,736.00	32,736.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**32,736.00**	**32,736.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.77	-	.77	2.03	-	2.03	-
Total Other Income	**.77**	**-**	**.77**	**2.03**	**-**	**2.03**	**-**
Total Income	**10,912.77**	**10,912.00**	**.77**	**32,738.03**	**32,736.00**	**2.03**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	160.00	13.33	(146.67)	160.00	39.99	(120.01)	160.00
6222 - Legal Expense	-	41.67	41.67	-	125.01	125.01	500.00
6223 - Corporate Income Tax	31.00	4.17	(26.83)	31.00	12.51	(18.49)	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	3,964.44	3,964.44	.00	15,857.74
6312 - Office Supplies	32.42	20.83	(11.59)	121.25	62.49	(58.76)	250.00
6319 - Tuckaway Fees	-	73.18	73.18	219.55	219.54	(.01)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	7,609.25	8,221.25	30,437.05
Total Administrative Expense	**1,544.90**	**4,011.08**	**2,466.18**	**3,884.24**	**12,033.23**	**8,148.99**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	-	-	-	4,719.30	5,002.50	283.20	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	121.26	121.26	485.00
6450 - Electric-Common	148.35	199.40	51.05	585.63	598.21	12.58	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	324.75	324.75	1,299.00
Total Utility Expense	**148.35**	**348.07**	**199.72**	**5,304.93**	**6,046.72**	**741.79**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	974.43	250.00	(724.43)	974.43	750.00	(224.43)	3,000.00
6536 - General Maintenance	-	200.00	200.00	2,285.04	600.00	(1,685.04)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	614.00	249.99	(364.01)	1,000.00
6551 - Roof/gutter Repairs	-	-	-	-	-	-	4,000.00
Total Repair and Maintenance Expense	**974.43**	**533.33**	**(441.10)**	**3,873.47**	**1,599.99**	**(2,273.48)**	**10,400.00**
Grounds							
6619 - Landscape	-	-	-	-	-	-	20,168.44
6656 - Snow Removal	2,609.33	2,609.30	(.03)	7,827.99	7,827.98	(.01)	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	750.00	750.00	3,000.00
Total Grounds	**2,609.33**	**2,859.30**	**249.97**	**7,827.99**	**8,577.98**	**749.99**	**38,824.44**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	3,601.08	3,601.08	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**3,601.08**	**3,601.08**	**-**	**14,404.37**

Hidden Oaks

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	**6,477.37**	**8,952.14**	**2,474.77**	**24,491.71**	**31,859.00**	**7,367.29**	**130,944.00**
Operating Net Total	**4,435.40**	**1,959.86**	**2,475.54**	**8,246.32**	**877.00**	**7,369.32**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	3,601.08	-	3,601.08	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**3,601.08**	**-**	**3,601.08**	**-**
Other Income							
5101 - Interest Income	10.13	-	10.13	34.14	-	34.14	-
Total Other Income	**10.13**	**-**	**10.13**	**34.14**	**-**	**34.14**	**-**
Total Income	**1,210.49**	**-**	**1,210.49**	**3,635.22**	**-**	**3,635.22**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	-	16,442.49	16,442.49	65,770.00
7208 - Insurance Claim Expense	22,138.26	-	(22,138.26)	3,485.37	-	(3,485.37)	-
7328 - Fire System Expense	420.42	-	(420.42)	420.42	-	(420.42)	-
Total Reserve Expense	**22,558.68**	**5,480.83**	**(17,077.85)**	**7,294.59**	**16,442.49**	**9,147.90**	**65,770.00**
Total Expense	**22,558.68**	**5,480.83**	**(17,077.85)**	**7,294.59**	**16,442.49**	**9,147.90**	**65,770.00**
Reserve Net Total	**(21,348.19)**	**(5,480.83)**	**(15,867.36)**	**(3,659.37)**	**(16,442.49)**	**12,783.12**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	5,480.74	(5,480.74)	-	16,442.22	(16,442.22)	65,768.91
Total Other Income	**-**	**5,480.74**	**(5,480.74)**	**-**	**16,442.22**	**(16,442.22)**	**65,768.91**
Total Income	**-**	**5,480.74**	**(5,480.74)**	**-**	**16,442.22**	**(16,442.22)**	**65,768.91**
Special Assessment Net Total	**-**	**5,480.74**	**(5,480.74)**	**-**	**16,442.22**	**(16,442.22)**	**65,768.91**
Net Total	**(16,912.79)**	**1,959.77**	**(18,872.56)**	**4,586.95**	**876.73**	**3,710.22**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: March 31, 2025 vs April 30, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$20,558.19	$17,871.87	($2,686.32)
Receivables	-	$1,850.00	$1,850.00
Total Current Assets	**$20,558.19**	**$19,721.87**	**($836.32)**
Reserves			
Replacement Reserve Acct.	$55,085.16	$43,933.11	($11,152.05)
Due From Operating	$29,945.00	$29,945.00	-
Total Reserves	**$85,030.16**	**$73,878.11**	**($11,152.05)**
Total Assets	**$105,588.35**	**$93,599.98**	**($11,988.37)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,543.20	$94.42	($1,448.78)
Prepaid Dues	$12,510.22	$7,922.72	($4,587.50)
Due To Reserve	$29,945.00	$29,945.00	-
Total Liability	**$43,998.42**	**$37,962.14**	**($6,036.28)**
Equity			
Net Profit/Loss	$4,586.95	($1,365.14)	($5,952.09)
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$61,589.93**	**$55,637.84**	**($5,952.09)**
Total Liabilities / Equity	**$105,588.35**	**$93,599.98**	**($11,988.37)**

Hidden Oaks

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	43,648.00	43,648.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**43,648.00**	**43,648.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	1.24	-	1.24	3.27	-	3.27	-
5124 - Late Fees	50.00	-	50.00	50.00	-	50.00	-
Total Other Income	**51.24**	**-**	**51.24**	**53.27**	**-**	**53.27**	**-**
Total Income	**10,963.24**	**10,912.00**	**51.24**	**43,701.27**	**43,648.00**	**53.27**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	53.32	(106.68)	160.00
6222 - Legal Expense	-	41.67	41.67	-	166.68	166.68	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	16.68	(14.32)	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	5,285.92	5,285.91	(.01)	15,857.74
6312 - Office Supplies	28.00	20.83	(7.17)	149.25	83.32	(65.93)	250.00
6319 - Tuckaway Fees	421.54	73.18	(348.36)	641.09	292.72	(348.37)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	10,145.67	10,757.67	30,437.05
Total Administrative Expense	**1,771.02**	**4,011.08**	**2,240.06**	**5,655.26**	**16,044.30**	**10,389.04**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	-	-	-	4,719.30	5,002.50	283.20	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	161.68	161.68	485.00
6450 - Electric-Common	94.42	199.40	104.98	680.05	797.61	117.56	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	433.00	433.00	1,299.00
Total Utility Expense	**94.42**	**348.07**	**253.65**	**5,399.35**	**6,394.80**	**995.45**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	974.43	1,000.00	25.57	3,000.00
6536 - General Maintenance	508.57	200.00	(308.57)	2,793.61	800.00	(1,993.61)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	614.00	333.32	(280.68)	1,000.00
6551 - Roof/gutter Repairs	-	2,000.00	2,000.00	-	2,000.00	2,000.00	4,000.00
Total Repair and Maintenance Expense	**508.57**	**2,533.33**	**2,024.76**	**4,382.04**	**4,133.32**	**(248.72)**	**10,400.00**
Grounds							
6619 - Landscape	-	3,361.41	3,361.41	-	3,361.41	3,361.41	20,168.44
6656 - Snow Removal	2,609.33	-	(2,609.33)	10,437.32	7,827.98	(2,609.34)	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
Total Grounds	**2,609.33**	**3,611.41**	**1,002.08**	**10,437.32**	**12,189.39**	**1,752.07**	**38,824.44**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	4,801.44	4,801.44	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**4,801.44**	**4,801.44**	**-**	**14,404.37**

Hidden Oaks

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	**6,183.70**	**11,704.25**	**5,520.55**	**30,675.41**	**43,563.25**	**12,887.84**	**130,944.00**
Operating Net Total	**4,779.54**	**(792.25)**	**5,571.79**	**13,025.86**	**84.75**	**12,941.11**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	4,801.44	-	4,801.44	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**4,801.44**	**-**	**4,801.44**	**-**
Other Income							
5101 - Interest Income	6.97	-	6.97	41.11	-	41.11	-
Total Other Income	**6.97**	**-**	**6.97**	**41.11**	**-**	**41.11**	**-**
Total Income	**1,207.33**	**-**	**1,207.33**	**4,842.55**	**-**	**4,842.55**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	-	21,923.32	21,923.32	65,770.00
7208 - Insurance Claim Expense	15,471.67	-	(15,471.67)	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	14,500.89	-	(14,500.89)	14,921.31	-	(14,921.31)	-
Total Reserve Expense	**29,972.56**	**5,480.83**	**(24,491.73)**	**37,267.15**	**21,923.32**	**(15,343.83)**	**65,770.00**
Total Expense	**29,972.56**	**5,480.83**	**(24,491.73)**	**37,267.15**	**21,923.32**	**(15,343.83)**	**65,770.00**
Reserve Net Total	**(28,765.23)**	**(5,480.83)**	**(23,284.40)**	**(32,424.60)**	**(21,923.32)**	**(10,501.28)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	18,033.60	5,480.74	12,552.86	18,033.60	21,922.96	(3,889.36)	65,768.91
Total Other Income	**18,033.60**	**5,480.74**	**12,552.86**	**18,033.60**	**21,922.96**	**(3,889.36)**	**65,768.91**
Total Income	**18,033.60**	**5,480.74**	**12,552.86**	**18,033.60**	**21,922.96**	**(3,889.36)**	**65,768.91**
Special Assessment Net Total	**18,033.60**	**5,480.74**	**12,552.86**	**18,033.60**	**21,922.96**	**(3,889.36)**	**65,768.91**
Net Total	**(5,952.09)**	**(792.34)**	**(5,159.75)**	**(1,365.14)**	**84.39**	**(1,449.53)**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: April 30, 2025 vs May 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$17,871.87	$15,180.15	($2,691.72)
Receivables	$1,850.00	$1,314.20	($535.80)
Total Current Assets	**$19,721.87**	**$16,494.35**	**($3,227.52)**
Reserves			
Replacement Reserve Acct.	$43,933.11	$19,750.39	($24,182.72)
Due From Operating	$29,945.00	$22,000.00	($7,945.00)
Total Reserves	**$73,878.11**	**$41,750.39**	**($32,127.72)**
Total Assets	**$93,599.98**	**$58,244.74**	**($35,355.24)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$94.42	$1,687.79	$1,593.37
Prepaid Dues	$7,922.72	$10,871.32	$2,948.60
Due To Reserve	$29,945.00	$22,000.00	($7,945.00)
Total Liability	**$37,962.14**	**$34,559.11**	**($3,403.03)**
Equity			
Net Profit/Loss	($1,365.14)	($33,317.35)	($31,952.21)
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$55,637.84**	**$23,685.63**	**($31,952.21)**
Total Liabilities / Equity	**$93,599.98**	**$58,244.74**	**($35,355.24)**

Hidden Oaks

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	54,560.00	54,560.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**54,560.00**	**54,560.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.94	-	.94	4.21	-	4.21	-
5124 - Late Fees	50.00	-	50.00	100.00	-	100.00	-
Total Other Income	**50.94**	**-**	**50.94**	**104.21**	**-**	**104.21**	**-**
Total Income	**10,962.94**	**10,912.00**	**50.94**	**54,664.21**	**54,560.00**	**104.21**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	66.65	(93.35)	160.00
6222 - Legal Expense	-	41.67	41.67	-	208.35	208.35	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	20.85	(10.15)	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	6,607.40	6,607.39	(.01)	15,857.74
6312 - Office Supplies	81.75	20.83	(60.92)	231.00	104.15	(126.85)	250.00
6319 - Tuckaway Fees	-	73.18	73.18	641.09	365.90	(275.19)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	12,682.09	13,294.09	30,437.05
Total Administrative Expense	**1,403.23**	**4,011.08**	**2,607.85**	**7,058.49**	**20,055.38**	**12,996.89**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	4,142.21	5,001.43	859.22	8,861.51	10,003.94	1,142.43	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	202.10	202.10	485.00
6450 - Electric-Common	48.24	199.40	151.16	728.29	997.02	268.73	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	541.25	541.25	1,299.00
Total Utility Expense	**4,190.45**	**5,349.51**	**1,159.06**	**9,589.80**	**11,744.30**	**2,154.50**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	974.43	1,250.00	275.57	3,000.00
6536 - General Maintenance	88.84	200.00	111.16	2,882.45	1,000.00	(1,882.45)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	614.00	416.65	(197.35)	1,000.00
6551 - Roof/gutter Repairs	-	-	-	-	2,000.00	2,000.00	4,000.00
Total Repair and Maintenance Expense	**88.84**	**533.33**	**444.49**	**4,470.88**	**4,666.65**	**195.77**	**10,400.00**
Grounds							
6619 - Landscape	3,374.15	3,361.41	(12.74)	3,374.15	6,722.82	3,348.67	20,168.44
6656 - Snow Removal	-	-	-	10,437.32	7,827.98	(2,609.34)	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
Total Grounds	**3,374.15**	**3,611.41**	**237.26**	**13,811.47**	**15,800.80**	**1,989.33**	**38,824.44**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	6,001.80	6,001.80	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**6,001.80**	**6,001.80**	**-**	**14,404.37**

Hidden Oaks

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	10,257.03	14,705.68	4,448.65	40,932.44	58,268.93	17,336.49	130,944.00
Operating Net Total	705.91	(3,793.68)	4,499.59	13,731.77	(3,708.93)	17,440.70	.00

Hidden Oaks

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	6,001.80	-	6,001.80	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**6,001.80**	**-**	**6,001.80**	**-**
Other Income							
5101 - Interest Income	4.92	-	4.92	46.03	-	46.03	-
Total Other Income	**4.92**	**-**	**4.92**	**46.03**	**-**	**46.03**	**-**
Total Income	**1,205.28**	**-**	**1,205.28**	**6,047.83**	**-**	**6,047.83**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	33,333.00	5,480.83	(27,852.17)	33,333.00	27,404.15	(5,928.85)	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	-	-	-	14,921.31	-	(14,921.31)	-
Total Reserve Expense	**33,333.00**	**5,480.83**	**(27,852.17)**	**70,600.15**	**27,404.15**	**(43,196.00)**	**65,770.00**
Total Expense	**33,333.00**	**5,480.83**	**(27,852.17)**	**70,600.15**	**27,404.15**	**(43,196.00)**	**65,770.00**
Reserve Net Total	**(32,127.72)**	**(5,480.83)**	**(26,646.89)**	**(64,552.32)**	**(27,404.15)**	**(37,148.17)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	(530.40)	5,480.74	(6,011.14)	17,503.20	27,403.70	(9,900.50)	65,768.91
Total Other Income	**(530.40)**	**5,480.74**	**(6,011.14)**	**17,503.20**	**27,403.70**	**(9,900.50)**	**65,768.91**
Total Income	**(530.40)**	**5,480.74**	**(6,011.14)**	**17,503.20**	**27,403.70**	**(9,900.50)**	**65,768.91**
Special Assessment Net Total	**(530.40)**	**5,480.74**	**(6,011.14)**	**17,503.20**	**27,403.70**	**(9,900.50)**	**65,768.91**
Net Total	**(31,952.21)**	**(3,793.77)**	**(28,158.44)**	**(33,317.35)**	**(3,709.38)**	**(29,607.97)**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: May 31, 2025 vs June 30, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$15,180.15	$14,052.93	($1,127.22)
Receivables	$1,314.20	$1,193.80	($120.40)
Total Current Assets	**$16,494.35**	**$15,246.73**	**($1,247.62)**
Reserves			
Replacement Reserve Acct.	$19,750.39	$34,213.63	$14,463.24
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$41,750.39**	**$56,213.63**	**$14,463.24**
Total Assets	**$58,244.74**	**$71,460.36**	**$13,215.62**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,687.79	$159.13	($1,528.66)
Prepaid Dues	$10,871.32	$7,835.11	($3,036.21)
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$34,559.11**	**$29,994.24**	**($4,564.87)**
Equity			
Net Profit/Loss	($33,317.35)	($15,536.86)	$17,780.49
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$23,685.63**	**$41,466.12**	**$17,780.49**
Total Liabilities / Equity	**$58,244.74**	**$71,460.36**	**$13,215.62**

Hidden Oaks

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	65,472.00	65,472.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**65,472.00**	**65,472.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.96	-	.96	5.17	-	5.17	-
5118 - NSF Check Fee	10.00	-	10.00	10.00	-	10.00	-
5124 - Late Fees	25.00	-	25.00	125.00	-	125.00	-
5218 - Fines	75.00	-	75.00	75.00	-	75.00	-
Total Other Income	**110.96**	**-**	**110.96**	**215.17**	**-**	**215.17**	**-**
Total Income	**11,022.96**	**10,912.00**	**110.96**	**65,687.17**	**65,472.00**	**215.17**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	79.98	(80.02)	160.00
6212 - Bank Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
6222 - Legal Expense	-	41.67	41.67	-	250.02	250.02	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	25.02	(5.98)	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	7,928.88	7,928.87	(.01)	15,857.74
6312 - Office Supplies	30.59	20.83	(9.76)	261.59	124.98	(136.61)	250.00
6319 - Tuckaway Fees	-	73.18	73.18	641.09	439.08	(202.01)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	15,218.50	15,830.50	30,437.05
Total Administrative Expense	**1,362.07**	**4,011.08**	**2,649.01**	**8,420.56**	**24,066.45**	**15,645.89**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	-	-	-	8,861.51	10,003.94	1,142.43	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	242.52	242.52	485.00
6450 - Electric-Common	37.13	199.40	162.27	765.42	1,196.42	431.00	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	649.50	649.50	1,299.00
Total Utility Expense	**37.13**	**348.07**	**310.94**	**9,626.93**	**12,092.38**	**2,465.45**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	974.43	1,500.00	525.57	3,000.00
6536 - General Maintenance	122.00	200.00	78.00	3,004.45	1,200.00	(1,804.45)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	614.00	499.98	(114.02)	1,000.00
6551 - Roof/gutter Repairs	1,610.00	-	(1,610.00)	1,610.00	2,000.00	390.00	4,000.00
Total Repair and Maintenance Expense	**1,732.00**	**533.33**	**(1,198.67)**	**6,202.88**	**5,199.98**	**(1,002.90)**	**10,400.00**
Grounds							
6619 - Landscape	3,374.15	3,361.41	(12.74)	6,748.30	10,084.23	3,335.93	20,168.44
6656 - Snow Removal	-	-	-	10,437.32	7,827.98	(2,609.34)	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
Total Grounds	**3,374.15**	**3,611.41**	**237.26**	**17,185.62**	**19,412.21**	**2,226.59**	**38,824.44**

Hidden Oaks

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	7,202.16	7,202.16	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**7,202.16**	**7,202.16**	**-**	**14,404.37**
Total Expense	**7,705.71**	**9,704.25**	**1,998.54**	**48,638.15**	**67,973.18**	**19,335.03**	**130,944.00**
Operating Net Total	**3,317.25**	**1,207.75**	**2,109.50**	**17,049.02**	**(2,501.18)**	**19,550.20**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	7,202.16	-	7,202.16	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**7,202.16**	**-**	**7,202.16**	**-**
Other Income							
5101 - Interest Income	2.88	-	2.88	48.91	-	48.91	-
Total Other Income	**2.88**	**-**	**2.88**	**48.91**	**-**	**48.91**	**-**
Total Income	**1,203.24**	**-**	**1,203.24**	**7,251.07**	**-**	**7,251.07**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	33,333.00	32,884.98	(448.02)	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	-	-	-	14,921.31	-	(14,921.31)	-
Total Reserve Expense	**-**	**5,480.83**	**5,480.83**	**70,600.15**	**32,884.98**	**(37,715.17)**	**65,770.00**
Total Expense	**-**	**5,480.83**	**5,480.83**	**70,600.15**	**32,884.98**	**(37,715.17)**	**65,770.00**
Reserve Net Total	**1,203.24**	**(5,480.83)**	**6,684.07**	**(63,349.08)**	**(32,884.98)**	**(30,464.10)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	13,260.00	5,480.74	7,779.26	30,763.20	32,884.44	(2,121.24)	65,768.91
Total Other Income	**13,260.00**	**5,480.74**	**7,779.26**	**30,763.20**	**32,884.44**	**(2,121.24)**	**65,768.91**
Total Income	**13,260.00**	**5,480.74**	**7,779.26**	**30,763.20**	**32,884.44**	**(2,121.24)**	**65,768.91**
Special Assessment Net Total	**13,260.00**	**5,480.74**	**7,779.26**	**30,763.20**	**32,884.44**	**(2,121.24)**	**65,768.91**
Net Total	**17,780.49**	**1,207.66**	**16,572.83**	**(15,536.86)**	**(2,501.72)**	**(13,035.14)**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: June 30, 2025 vs July 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$14,052.93	$17,362.93	$3,310.00
Receivables	$1,193.80	$2,093.20	$899.40
Total Current Assets	**$15,246.73**	**$19,456.13**	**$4,209.40**
Reserves			
Replacement Reserve Acct.	$34,213.63	$41,470.39	$7,256.76
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$56,213.63**	**$63,470.39**	**$7,256.76**
Total Assets	**$71,460.36**	**$82,926.52**	**$11,466.16**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$159.13	$40.72	($118.41)
Prepaid Dues	$7,835.11	$8,430.52	$595.41
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$29,994.24**	**$30,471.24**	**$477.00**
Equity			
Net Profit/Loss	($15,536.86)	($4,547.70)	$10,989.16
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$41,466.12**	**$52,455.28**	**$10,989.16**
Total Liabilities / Equity	**$71,460.36**	**$82,926.52**	**$11,466.16**

Hidden Oaks

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	76,384.00	76,384.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**76,384.00**	**76,384.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.87	-	.87	6.04	-	6.04	-
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	25.00	-	25.00	150.00	-	150.00	-
5218 - Fines	-	-	-	75.00	-	75.00	-
Total Other Income	**25.87**	**-**	**25.87**	**241.04**	**-**	**241.04**	**-**
Total Income	**10,937.87**	**10,912.00**	**25.87**	**76,625.04**	**76,384.00**	**241.04**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	93.31	(66.69)	160.00
6212 - Bank Charges	-	-	-	10.00	-	(10.00)	-
6222 - Legal Expense	877.14	41.67	(835.47)	877.14	291.69	(585.45)	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	29.19	(1.81)	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	9,250.36	9,250.35	(.01)	15,857.74
6312 - Office Supplies	33.44	20.83	(12.61)	295.03	145.81	(149.22)	250.00
6319 - Tuckaway Fees	421.54	73.18	(348.36)	1,062.63	512.26	(550.37)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	17,754.92	18,366.92	30,437.05
Total Administrative Expense	**2,653.60**	**4,011.08**	**1,357.48**	**11,074.16**	**28,077.53**	**17,003.37**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	-	-	-	8,861.51	10,003.94	1,142.43	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	282.94	282.94	485.00
6450 - Electric-Common	40.72	199.40	158.68	806.14	1,395.82	589.68	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	757.75	757.75	1,299.00
Total Utility Expense	**40.72**	**348.07**	**307.35**	**9,667.65**	**12,440.45**	**2,772.80**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	974.43	1,750.00	775.57	3,000.00
6536 - General Maintenance	280.92	200.00	(80.92)	3,285.37	1,400.00	(1,885.37)	2,400.00
6537 - Road shared expanse	186.12	83.33	(102.79)	800.12	583.31	(216.81)	1,000.00
6551 - Roof/gutter Repairs	-	-	-	1,610.00	2,000.00	390.00	4,000.00
Total Repair and Maintenance Expense	**467.04**	**533.33**	**66.29**	**6,669.92**	**5,733.31**	**(936.61)**	**10,400.00**
Grounds							
6619 - Landscape	3,374.15	3,361.41	(12.74)	10,122.45	13,445.64	3,323.19	20,168.44
6656 - Snow Removal	-	-	-	10,437.32	7,827.98	(2,609.34)	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
Total Grounds	**3,374.15**	**3,611.41**	**237.26**	**20,559.77**	**23,023.62**	**2,463.85**	**38,824.44**

Hidden Oaks

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	8,402.52	8,402.52	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**8,402.52**	**8,402.52**	**-**	**14,404.37**
Total Expense	**7,735.87**	**9,704.25**	**1,968.38**	**56,374.02**	**77,677.43**	**21,303.41**	**130,944.00**
Operating Net Total	**3,202.00**	**1,207.75**	**1,994.25**	**20,251.02**	**(1,293.43)**	**21,544.45**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	8,402.52	-	8,402.52	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**8,402.52**	**-**	**8,402.52**	**-**
Other Income							
5101 - Interest Income	5.00	-	5.00	53.91	-	53.91	-
Total Other Income	**5.00**	**-**	**5.00**	**53.91**	**-**	**53.91**	**-**
Total Income	**1,205.36**	**-**	**1,205.36**	**8,456.43**	**-**	**8,456.43**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	33,333.00	38,365.81	5,032.81	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	7,739.00	-	(7,739.00)	22,660.31	-	(22,660.31)	-
Total Reserve Expense	**7,739.00**	**5,480.83**	**(2,258.17)**	**78,339.15**	**38,365.81**	**(39,973.34)**	**65,770.00**
Total Expense	**7,739.00**	**5,480.83**	**(2,258.17)**	**78,339.15**	**38,365.81**	**(39,973.34)**	**65,770.00**
Reserve Net Total	**(6,533.64)**	**(5,480.83)**	**(1,052.81)**	**(69,882.72)**	**(38,365.81)**	**(31,516.91)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	14,320.80	5,480.74	8,840.06	45,084.00	38,365.18	6,718.82	65,768.91
Total Other Income	**14,320.80**	**5,480.74**	**8,840.06**	**45,084.00**	**38,365.18**	**6,718.82**	**65,768.91**
Total Income	**14,320.80**	**5,480.74**	**8,840.06**	**45,084.00**	**38,365.18**	**6,718.82**	**65,768.91**
Special Assessment Net Total	**14,320.80**	**5,480.74**	**8,840.06**	**45,084.00**	**38,365.18**	**6,718.82**	**65,768.91**
Net Total	**10,989.16**	**1,207.66**	**9,781.50**	**(4,547.70)**	**(1,294.06)**	**(3,253.64)**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: July 31, 2025 vs August 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$17,362.93	$9,890.37	($7,472.56)
Receivables	$2,093.20	$3,382.40	$1,289.20
Total Current Assets	**$19,456.13**	**$13,272.77**	**($6,183.36)**
Reserves			
Replacement Reserve Acct.	$41,470.39	$61,661.23	$20,190.84
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$63,470.39**	**$83,661.23**	**$20,190.84**
Total Assets	**$82,926.52**	**$96,934.00**	**$14,007.48**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$40.72	$1,656.71	$1,615.99
Prepaid Dues	$8,430.52	$2,251.52	($6,179.00)
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$30,471.24**	**$25,908.23**	**($4,563.01)**
Equity			
Net Profit/Loss	($4,547.70)	$14,022.79	$18,570.49
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$52,455.28**	**$71,025.77**	**$18,570.49**
Total Liabilities / Equity	**$82,926.52**	**$96,934.00**	**$14,007.48**

Hidden Oaks

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	87,296.00	87,296.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**87,296.00**	**87,296.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	1.16	-	1.16	7.20	-	7.20	-
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	50.00	-	50.00	200.00	-	200.00	-
5218 - Fines	-	-	-	75.00	-	75.00	-
Total Other Income	**51.16**	**-**	**51.16**	**292.20**	**-**	**292.20**	**-**
Total Income	**10,963.16**	**10,912.00**	**51.16**	**87,588.20**	**87,296.00**	**292.20**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	106.64	(53.36)	160.00
6212 - Bank Charges	-	-	-	10.00	-	(10.00)	-
6222 - Legal Expense	206.00	41.67	(164.33)	1,083.14	333.36	(749.78)	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	33.36	2.36	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	10,571.84	10,571.83	(.01)	15,857.74
6312 - Office Supplies	30.55	20.83	(9.72)	325.58	166.64	(158.94)	250.00
6319 - Tuckaway Fees	-	73.18	73.18	1,062.63	585.44	(477.19)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	20,291.34	20,903.34	30,437.05
Total Administrative Expense	**1,558.03**	**4,011.08**	**2,453.05**	**12,632.19**	**32,088.60**	**19,456.41**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	4,146.86	-	(4,146.86)	13,008.37	10,003.94	(3,004.43)	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	323.36	323.36	485.00
6450 - Electric-Common	35.71	199.40	163.69	841.85	1,595.23	753.38	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	866.00	866.00	1,299.00
Total Utility Expense	**4,182.57**	**348.07**	**(3,834.50)**	**13,850.22**	**12,788.52**	**(1,061.70)**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	974.43	2,000.00	1,025.57	3,000.00
6536 - General Maintenance	118.40	200.00	81.60	3,403.77	1,600.00	(1,803.77)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	800.12	666.64	(133.48)	1,000.00
6551 - Roof/gutter Repairs	2,150.00	-	(2,150.00)	3,760.00	2,000.00	(1,760.00)	4,000.00
Total Repair and Maintenance Expense	**2,268.40**	**533.33**	**(1,735.07)**	**8,938.32**	**6,266.64**	**(2,671.68)**	**10,400.00**
Grounds							
6619 - Landscape	3,374.15	3,361.40	(12.75)	13,496.60	16,807.04	3,310.44	20,168.44
6656 - Snow Removal	-	-	-	10,437.32	7,827.98	(2,609.34)	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
Total Grounds	**3,374.15**	**3,611.40**	**237.25**	**23,933.92**	**26,635.02**	**2,701.10**	**38,824.44**

Hidden Oaks

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	9,602.88	9,602.88	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**9,602.88**	**9,602.88**	**-**	**14,404.37**
Total Expense	**12,583.51**	**9,704.24**	**(2,879.27)**	**68,957.53**	**87,381.67**	**18,424.14**	**130,944.00**
Operating Net Total	**(1,620.35)**	**1,207.76**	**(2,828.11)**	**18,630.67**	**(85.67)**	**18,716.34**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	9,602.88	-	9,602.88	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**9,602.88**	**-**	**9,602.88**	**-**
Other Income							
5101 - Interest Income	6.54	-	6.54	60.45	-	60.45	-
Total Other Income	**6.54**	**-**	**6.54**	**60.45**	**-**	**60.45**	**-**
Total Income	**1,206.90**	**-**	**1,206.90**	**9,663.33**	**-**	**9,663.33**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	33,333.00	43,846.64	10,513.64	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	1,701.66	-	(1,701.66)	24,361.97	-	(24,361.97)	-
Total Reserve Expense	**1,701.66**	**5,480.83**	**3,779.17**	**80,040.81**	**43,846.64**	**(36,194.17)**	**65,770.00**
Total Expense	**1,701.66**	**5,480.83**	**3,779.17**	**80,040.81**	**43,846.64**	**(36,194.17)**	**65,770.00**
Reserve Net Total	**(494.76)**	**(5,480.83)**	**4,986.07**	**(70,377.48)**	**(43,846.64)**	**(26,530.84)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	20,685.60	5,480.74	15,204.86	65,769.60	43,845.92	21,923.68	65,768.91
Total Other Income	**20,685.60**	**5,480.74**	**15,204.86**	**65,769.60**	**43,845.92**	**21,923.68**	**65,768.91**
Total Income	**20,685.60**	**5,480.74**	**15,204.86**	**65,769.60**	**43,845.92**	**21,923.68**	**65,768.91**
Special Assessment Net Total	**20,685.60**	**5,480.74**	**15,204.86**	**65,769.60**	**43,845.92**	**21,923.68**	**65,768.91**
Net Total	**18,570.49**	**1,207.67**	**17,362.82**	**14,022.79**	**(86.39)**	**14,109.18**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: August 31, 2025 vs September 30, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$9,890.37	$9,655.42	($234.95)
Receivables	$3,382.40	$3,352.60	($29.80)
Total Current Assets	**$13,272.77**	**$13,008.02**	**($264.75)**
Reserves			
Replacement Reserve Acct.	$61,661.23	$62,870.26	$1,209.03
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$83,661.23**	**$84,870.26**	**$1,209.03**
Total Assets	**$96,934.00**	**$97,878.28**	**$944.28**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,656.71	$34.74	($1,621.97)
Prepaid Dues	$2,251.52	$2,603.52	$352.00
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$25,908.23**	**$24,638.26**	**($1,269.97)**
Equity			
Net Profit/Loss	$14,022.79	$16,237.04	$2,214.25
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$71,025.77**	**$73,240.02**	**$2,214.25**
Total Liabilities / Equity	**$96,934.00**	**$97,878.28**	**$944.28**

Hidden Oaks

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	98,208.00	98,208.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**98,208.00**	**98,208.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.49	-	.49	7.69	-	7.69	-
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	25.00	-	25.00	225.00	-	225.00	-
5218 - Fines	-	-	-	75.00	-	75.00	-
Total Other Income	**25.49**	**-**	**25.49**	**317.69**	**-**	**317.69**	**-**
Total Income	**10,937.49**	**10,912.00**	**25.49**	**98,525.69**	**98,208.00**	**317.69**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	119.97	(40.03)	160.00
6212 - Bank Charges	-	-	-	10.00	-	(10.00)	-
6222 - Legal Expense	171.50	41.67	(129.83)	1,254.64	375.03	(879.61)	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	37.53	6.53	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	11,893.32	11,893.31	(.01)	15,857.74
6312 - Office Supplies	24.00	20.83	(3.17)	349.58	187.47	(162.11)	250.00
6319 - Tuckaway Fees	-	73.18	73.18	1,062.63	658.62	(404.01)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	22,827.75	23,439.75	30,437.05
Total Administrative Expense	**1,516.98**	**4,011.08**	**2,494.10**	**14,149.17**	**36,099.68**	**21,950.51**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	-	5,001.43	5,001.43	13,008.37	15,005.37	1,997.00	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	363.78	363.78	485.00
6450 - Electric-Common	34.74	199.40	164.66	876.59	1,794.63	918.04	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	974.25	974.25	1,299.00
Total Utility Expense	**34.74**	**5,349.51**	**5,314.77**	**13,884.96**	**18,138.03**	**4,253.07**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	974.43	2,250.00	1,275.57	3,000.00
6536 - General Maintenance	281.04	200.00	(81.04)	3,684.81	1,800.00	(1,884.81)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	800.12	749.97	(50.15)	1,000.00
6551 - Roof/gutter Repairs	3,525.00	-	(3,525.00)	7,285.00	2,000.00	(5,285.00)	4,000.00
Total Repair and Maintenance Expense	**3,806.04**	**533.33**	**(3,272.71)**	**12,744.36**	**6,799.97**	**(5,944.39)**	**10,400.00**
Grounds							
6619 - Landscape	3,374.15	3,361.40	(12.75)	16,870.75	20,168.44	3,297.69	20,168.44
6656 - Snow Removal	-	-	-	10,437.32	7,827.98	(2,609.34)	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
Total Grounds	**3,374.15**	**3,611.40**	**237.25**	**27,308.07**	**30,246.42**	**2,938.35**	**38,824.44**

Hidden Oaks

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	10,803.24	10,803.24	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**10,803.24**	**10,803.24**	**-**	**14,404.37**
Total Expense	**9,932.27**	**14,705.67**	**4,773.40**	**78,889.80**	**102,087.34**	**23,197.54**	**130,944.00**
Operating Net Total	**1,005.22**	**(3,793.67)**	**4,798.89**	**19,635.89**	**(3,879.34)**	**23,515.23**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	10,803.24	-	10,803.24	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**10,803.24**	**-**	**10,803.24**	**-**
Other Income							
5101 - Interest Income	8.67	-	8.67	69.12	-	69.12	-
Total Other Income	**8.67**	**-**	**8.67**	**69.12**	**-**	**69.12**	**-**
Total Income	**1,209.03**	**-**	**1,209.03**	**10,872.36**	**-**	**10,872.36**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	33,333.00	49,327.47	15,994.47	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	-	-	-	24,361.97	-	(24,361.97)	-
Total Reserve Expense	**-**	**5,480.83**	**5,480.83**	**80,040.81**	**49,327.47**	**(30,713.34)**	**65,770.00**
Total Expense	**-**	**5,480.83**	**5,480.83**	**80,040.81**	**49,327.47**	**(30,713.34)**	**65,770.00**
Reserve Net Total	**1,209.03**	**(5,480.83)**	**6,689.86**	**(69,168.45)**	**(49,327.47)**	**(19,840.98)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	5,480.74	(5,480.74)	65,769.60	49,326.66	16,442.94	65,768.91
Total Other Income	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**49,326.66**	**16,442.94**	**65,768.91**
Total Income	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**49,326.66**	**16,442.94**	**65,768.91**
Special Assessment Net Total	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**49,326.66**	**16,442.94**	**65,768.91**
Net Total	**2,214.25**	**(3,793.76)**	**6,008.01**	**16,237.04**	**(3,880.15)**	**20,117.19**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: September 30, 2025 vs October 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$9,655.42	$10,707.05	$1,051.63
Receivables	$3,352.60	$3,704.60	$352.00
Total Current Assets	**$13,008.02**	**$14,411.65**	**$1,403.63**
Reserves			
Replacement Reserve Acct.	$62,870.26	$60,503.69	($2,366.57)
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$84,870.26**	**$82,503.69**	**($2,366.57)**
Total Assets	**$97,878.28**	**$96,915.34**	**($962.94)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$34.74	$35.68	$0.94
Prepaid Dues	$2,603.52	$2,955.52	$352.00
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$24,638.26**	**$24,991.20**	**$352.94**
Equity			
Net Profit/Loss	$16,237.04	$14,921.16	($1,315.88)
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$73,240.02**	**$71,924.14**	**($1,315.88)**
Total Liabilities / Equity	**$97,878.28**	**$96,915.34**	**($962.94)**

Hidden Oaks

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	109,120.00	109,120.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**109,120.00**	**109,120.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.38	-	.38	8.07	-	8.07	-
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	25.00	-	25.00	250.00	-	250.00	-
5218 - Fines	-	-	-	75.00	-	75.00	-
Total Other Income	**25.38**	**-**	**25.38**	**343.07**	**-**	**343.07**	**-**
Total Income	**10,937.38**	**10,912.00**	**25.38**	**109,463.07**	**109,120.00**	**343.07**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	133.30	(26.70)	160.00
6212 - Bank Charges	-	-	-	10.00	-	(10.00)	-
6222 - Legal Expense	-	41.67	41.67	1,254.64	416.70	(837.94)	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	41.70	10.70	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	13,214.80	13,214.78	(.02)	15,857.74
6312 - Office Supplies	27.59	20.83	(6.76)	377.17	208.30	(168.87)	250.00
6319 - Tuckaway Fees	421.54	73.18	(348.36)	1,484.17	731.80	(752.37)	878.19
6941 - Insurance	-	2,536.42	2,536.42	(612.00)	25,364.17	25,976.17	30,437.05
Total Administrative Expense	**1,770.61**	**4,011.08**	**2,240.47**	**15,919.78**	**40,110.75**	**24,190.97**	**48,132.98**
Utility Expense							
6414 - Water/Sewer	2,511.36	-	(2,511.36)	15,519.73	15,005.37	(514.36)	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	404.20	404.20	485.00
6450 - Electric-Common	35.68	199.40	163.72	912.27	1,994.03	1,081.76	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	1,082.50	1,082.50	1,299.00
Total Utility Expense	**2,547.04**	**348.07**	**(2,198.97)**	**16,432.00**	**18,486.10**	**2,054.10**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	974.43	2,500.00	1,525.57	3,000.00
6536 - General Maintenance	510.03	200.00	(310.03)	4,194.84	2,000.00	(2,194.84)	2,400.00
6537 - Road shared expanse	484.50	83.33	(401.17)	1,284.62	833.30	(451.32)	1,000.00
6551 - Roof/gutter Repairs	-	2,000.00	2,000.00	7,285.00	4,000.00	(3,285.00)	4,000.00
Total Repair and Maintenance Expense	**994.53**	**2,533.33**	**1,538.80**	**13,738.89**	**9,333.30**	**(4,405.59)**	**10,400.00**
Grounds							
6619 - Landscape	3,374.15	-	(3,374.15)	20,244.90	20,168.44	(76.46)	20,168.44
6656 - Snow Removal	-	2,609.34	2,609.34	10,437.32	10,437.32	-	15,656.00
6666 - Additional Landscape	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
Total Grounds	**3,374.15**	**2,859.34**	**(514.81)**	**30,682.22**	**33,105.76**	**2,423.54**	**38,824.44**

Hidden Oaks

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	12,003.60	12,003.60	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**12,003.60**	**12,003.60**	**-**	**14,404.37**
Total Expense	**9,886.69**	**10,952.18**	**1,065.49**	**88,776.49**	**113,039.52**	**24,263.03**	**130,944.00**
Operating Net Total	**1,050.69**	**(40.18)**	**1,090.87**	**20,686.58**	**(3,919.52)**	**24,606.10**	**.00**

Hidden Oaks

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	12,003.60	-	12,003.60	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**12,003.60**	**-**	**12,003.60**	**-**
Other Income							
5101 - Interest Income	8.07	-	8.07	77.19	-	77.19	-
Total Other Income	**8.07**	**-**	**8.07**	**77.19**	**-**	**77.19**	**-**
Total Income	**1,208.43**	**-**	**1,208.43**	**12,080.79**	**-**	**12,080.79**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	33,333.00	54,808.30	21,475.30	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	3,575.00	-	(3,575.00)	27,936.97	-	(27,936.97)	-
Total Reserve Expense	**3,575.00**	**5,480.83**	**1,905.83**	**83,615.81**	**54,808.30**	**(28,807.51)**	**65,770.00**
Total Expense	**3,575.00**	**5,480.83**	**1,905.83**	**83,615.81**	**54,808.30**	**(28,807.51)**	**65,770.00**
Reserve Net Total	**(2,366.57)**	**(5,480.83)**	**3,114.26**	**(71,535.02)**	**(54,808.30)**	**(16,726.72)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	5,480.74	(5,480.74)	65,769.60	54,807.40	10,962.20	65,768.91
Total Other Income	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**54,807.40**	**10,962.20**	**65,768.91**
Total Income	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**54,807.40**	**10,962.20**	**65,768.91**
Special Assessment Net Total	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**54,807.40**	**10,962.20**	**65,768.91**
Net Total	**(1,315.88)**	**(40.27)**	**(1,275.61)**	**14,921.16**	**(3,920.42)**	**18,841.58**	**(1.09)**

Hidden Oaks

Balance Sheet Comparison: October 31, 2025 vs November 30, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$10,707.05	$5,796.75	($4,910.30)
Receivables	$3,704.60	$6,594.95	$2,890.35
Total Current Assets	**$14,411.65**	**$12,391.70**	**($2,019.95)**
Reserves			
Replacement Reserve Acct.	$60,503.69	$41,711.26	($18,792.43)
Landing Rock IDA	-	$20,004.93	$20,004.93
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$82,503.69**	**$83,716.19**	**$1,212.50**
Total Assets	**$96,915.34**	**$96,107.89**	**($807.45)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$35.68	$1,736.37	$1,700.69
Prepaid Dues	$2,955.52	$3,307.52	$352.00
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$24,991.20**	**$27,043.89**	**$2,052.69**
Equity			
Net Profit/Loss	$14,921.16	$12,061.02	($2,860.14)
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$71,924.14**	**$69,064.00**	**($2,860.14)**
Total Liabilities / Equity	**$96,915.34**	**$96,107.89**	**($807.45)**

Hidden Oaks

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	120,032.00	120,032.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**120,032.00**	**120,032.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.40	-	.40	8.47	-	8.47	-
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	25.00	-	25.00	275.00	-	275.00	-
5216 - Recoverable Legal Fees	2,450.12	-	2,450.12	2,450.12	-	2,450.12	-
5218 - Fines	-	-	-	75.00	-	75.00	-
5235 - Interest on Delinquents	63.23	-	63.23	63.23	-	63.23	-
Total Other Income	**2,538.75**	**-**	**2,538.75**	**2,881.82**	**-**	**2,881.82**	**-**
Total Income	**13,450.75**	**10,912.00**	**2,538.75**	**122,913.82**	**120,032.00**	**2,881.82**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.33	13.33	160.00	146.63	(13.37)	160.00
6212 - Bank Charges	-	-	-	10.00	-	(10.00)	-
6222 - Legal Expense	984.34	41.67	(942.67)	2,238.98	458.37	(1,780.61)	500.00
6223 - Corporate Income Tax	-	4.17	4.17	31.00	45.87	14.87	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	14,536.28	14,536.26	(.02)	15,857.74
6312 - Office Supplies	18.00	20.83	2.83	395.17	229.13	(166.04)	250.00
6319 - Tuckaway Fees	-	82.64	82.64	1,484.17	909.08	(575.09)	991.72
6941 - Insurance	8,580.01	2,536.42	(6,043.59)	7,968.01	27,900.59	19,932.58	30,437.05
Total Administrative Expense	**10,903.83**	**4,020.54**	**(6,883.29)**	**26,823.61**	**44,225.93**	**17,402.32**	**48,246.51**
Utility Expense							
6414 - Water/Sewer	1,694.90	-	(1,694.90)	17,214.63	15,005.37	(2,209.26)	15,005.37
6415 - Sump Pump Stipend	-	40.42	40.42	-	444.62	444.62	485.00
6450 - Electric-Common	41.47	199.40	157.93	953.74	2,193.44	1,239.70	2,392.84
6453 - Radon Stipend	-	108.25	108.25	-	1,190.75	1,190.75	1,299.00
Total Utility Expense	**1,736.37**	**348.07**	**(1,388.30)**	**18,168.37**	**18,834.17**	**665.80**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	450.08	250.00	(200.08)	1,424.51	2,750.00	1,325.49	3,000.00
6536 - General Maintenance	201.38	200.00	(1.38)	4,396.22	2,200.00	(2,196.22)	2,400.00
6537 - Road shared expanse	-	83.33	83.33	1,284.62	916.63	(367.99)	1,000.00
6551 - Roof/gutter Repairs	-	-	-	7,285.00	4,000.00	(3,285.00)	4,000.00
Total Repair and Maintenance Expense	**651.46**	**533.33**	**(118.13)**	**14,390.35**	**9,866.63**	**(4,523.72)**	**10,400.00**
Grounds							
6619 - Landscape	-	-	-	20,244.90	20,168.44	(76.46)	20,168.44
6656 - Snow Removal	2,713.67	2,609.34	(104.33)	13,150.99	13,046.66	(104.33)	15,656.00

Hidden Oaks

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6660 - Trees/Shrubs	317.70	-	(317.70)	317.70	-	(317.70)	-
6666 - Additional Landscape	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
Total Grounds	**3,031.37**	**2,859.34**	**(172.03)**	**33,713.59**	**35,965.10**	**2,251.51**	**38,824.44**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.36	-	13,203.96	13,203.96	-	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.36**	**-**	**13,203.96**	**13,203.96**	**-**	**14,404.37**
Total Expense	**17,523.39**	**8,961.64**	**(8,561.75)**	**106,299.88**	**122,095.80**	**15,795.92**	**131,057.52**
Operating Net Total	**(4,072.64)**	**1,950.36**	**(6,023.00)**	**16,613.94**	**(2,063.80)**	**18,677.74**	**(113.52)**

Hidden Oaks

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	13,203.96	-	13,203.96	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**13,203.96**	**-**	**13,203.96**	**-**
Other Income							
5101 - Interest Income	12.14	-	12.14	89.33	-	89.33	-
Total Other Income	**12.14**	**-**	**12.14**	**89.33**	**-**	**89.33**	**-**
Total Income	**1,212.50**	**-**	**1,212.50**	**13,293.29**	**-**	**13,293.29**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.83	5,480.83	33,333.00	60,289.13	26,956.13	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	-	-	-	27,936.97	-	(27,936.97)	-
Total Reserve Expense	**-**	**5,480.83**	**5,480.83**	**83,615.81**	**60,289.13**	**(23,326.68)**	**65,770.00**
Total Expense	**-**	**5,480.83**	**5,480.83**	**83,615.81**	**60,289.13**	**(23,326.68)**	**65,770.00**
Reserve Net Total	**1,212.50**	**(5,480.83)**	**6,693.33**	**(70,322.52)**	**(60,289.13)**	**(10,033.39)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	5,480.74	(5,480.74)	65,769.60	60,288.14	5,481.46	65,768.91
Total Other Income	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**60,288.14**	**5,481.46**	**65,768.91**
Total Income	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**60,288.14**	**5,481.46**	**65,768.91**
Special Assessment Net Total	**-**	**5,480.74**	**(5,480.74)**	**65,769.60**	**60,288.14**	**5,481.46**	**65,768.91**
Net Total	**(2,860.14)**	**1,950.27**	**(4,810.41)**	**12,061.02**	**(2,064.79)**	**14,125.81**	**(114.61)**

Hidden Oaks

Balance Sheet Comparison: November 30, 2025 vs December 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$5,796.75	$15,643.26	$9,846.51
Receivables	$6,594.95	$729.00	($5,865.95)
Total Current Assets	**$12,391.70**	**$16,372.26**	**$3,980.56**
Reserves			
Replacement Reserve Acct.	$41,711.26	$42,916.98	$1,205.72
Landing Rock IDA	$20,004.93	$6.99	($19,997.94)
CD Landing Rock 3.4.26 3.40%	-	$10,000.00	$10,000.00
CD Landing Rock 9.8.26 3.30%	-	$10,023.50	$10,023.50
Due From Operating	$22,000.00	$22,000.00	-
Total Reserves	**$83,716.19**	**$84,947.47**	**$1,231.28**
Total Assets	**$96,107.89**	**$101,319.73**	**$5,211.84**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,736.37	$3,461.47	$1,725.10
Prepaid Dues	$3,307.52	$5,728.52	$2,421.00
Due To Reserve	$22,000.00	$22,000.00	-
Total Liability	**$27,043.89**	**$31,189.99**	**$4,146.10**
Equity			
Net Profit/Loss	$12,061.02	$13,126.76	$1,065.74
Retained Earnings	$57,002.98	$57,002.98	-
Total Equity	**$69,064.00**	**$70,129.74**	**$1,065.74**
Total Liabilities / Equity	**$96,107.89**	**$101,319.73**	**$5,211.84**

Hidden Oaks

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,912.00	10,912.00	-	130,944.00	130,944.00	-	130,944.00
Total Assessment Income	**10,912.00**	**10,912.00**	**-**	**130,944.00**	**130,944.00**	**-**	**130,944.00**
Other Income							
5101 - Interest Income	.60	-	.60	9.07	-	9.07	-
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	25.00	-	25.00	300.00	-	300.00	-
5216 - Recoverable Legal Fees	-	-	-	2,450.12	-	2,450.12	-
5218 - Fines	-	-	-	75.00	-	75.00	-
5235 - Interest on Delinquents	-	-	-	63.23	-	63.23	-
Total Other Income	**25.60**	**-**	**25.60**	**2,907.42**	**-**	**2,907.42**	**-**
Total Income	**10,937.60**	**10,912.00**	**25.60**	**133,851.42**	**130,944.00**	**2,907.42**	**130,944.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	13.37	13.37	160.00	160.00	-	160.00
6212 - Bank Charges	-	-	-	10.00	-	(10.00)	-
6222 - Legal Expense	606.14	41.63	(564.51)	2,845.12	500.00	(2,345.12)	500.00
6223 - Corporate Income Tax	-	4.13	4.13	31.00	50.00	19.00	50.00
6311 - Management Fee	1,321.48	1,321.48	.00	15,857.76	15,857.74	(.02)	15,857.74
6312 - Office Supplies	68.73	20.87	(47.86)	463.90	250.00	(213.90)	250.00
6319 - Tuckaway Fees	-	82.63	82.63	1,484.17	991.72	(492.45)	991.72
6941 - Insurance	2,443.99	2,536.46	92.47	10,412.00	30,437.05	20,025.05	30,437.05
Total Administrative Expense	**4,440.34**	**4,020.57**	**(419.77)**	**31,263.95**	**48,246.51**	**16,982.56**	**48,246.51**
Utility Expense							
6414 - Water/Sewer	-	-	-	17,214.63	15,005.37	(2,209.26)	15,005.37
6415 - Sump Pump Stipend	364.02	40.38	(323.64)	364.02	485.00	120.98	485.00
6450 - Electric-Common	73.09	199.40	126.31	1,026.83	2,392.84	1,366.01	2,392.84
6453 - Radon Stipend	1,559.16	108.25	(1,450.91)	1,559.16	1,299.00	(260.16)	1,299.00
Total Utility Expense	**1,996.27**	**348.03**	**(1,648.24)**	**20,164.64**	**19,182.21**	**(982.43)**	**19,182.21**
Repair and Maintenance Expense							
6530 - Fire System Expense	-	250.00	250.00	1,424.51	3,000.00	1,575.49	3,000.00
6536 - General Maintenance	-	200.00	200.00	4,396.22	2,400.00	(1,996.22)	2,400.00
6537 - Road shared expanse	-	83.37	83.37	1,284.62	1,000.00	(284.62)	1,000.00
6551 - Roof/gutter Repairs	225.00	-	(225.00)	7,510.00	4,000.00	(3,510.00)	4,000.00
Total Repair and Maintenance Expense	**225.00**	**533.37**	**308.37**	**14,615.35**	**10,400.00**	**(4,215.35)**	**10,400.00**
Grounds							
6619 - Landscape	-	-	-	20,244.90	20,168.44	(76.46)	20,168.44
6656 - Snow Removal	2,713.67	2,609.34	(104.33)	15,864.66	15,656.00	(208.66)	15,656.00

Hidden Oaks

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6660 - Trees/Shrubs	(317.70)	-	317.70	-	-	-	-
6666 - Additional Landscape	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
Total Grounds	**2,395.97**	**2,859.34**	**463.37**	**36,109.56**	**38,824.44**	**2,714.88**	**38,824.44**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,200.36	1,200.41	.05	14,404.32	14,404.37	.05	14,404.37
Total Transfer to Replacement Reserve	**1,200.36**	**1,200.41**	**.05**	**14,404.32**	**14,404.37**	**.05**	**14,404.37**
Total Expense	**10,257.94**	**8,961.73**	**(1,296.21)**	**116,557.82**	**131,057.52**	**14,499.70**	**131,057.52**
Operating Net Total	**679.66**	**1,950.27**	**(1,270.61)**	**17,293.60**	**(113.52)**	**17,407.12**	**(113.52)**

Hidden Oaks

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	1,200.36	-	1,200.36	14,404.32	-	14,404.32	-
Total Reserve Income	**1,200.36**	**-**	**1,200.36**	**14,404.32**	**-**	**14,404.32**	**-**
Other Income							
5101 - Interest Income	30.92	-	30.92	120.25	-	120.25	-
Total Other Income	**30.92**	**-**	**30.92**	**120.25**	**-**	**120.25**	**-**
Total Income	**1,231.28**	**-**	**1,231.28**	**14,524.57**	**-**	**14,524.57**	**-**
Reserve Expense							
Reserve Expense							
7126 - Landscape	-	-	-	3,388.80	-	(3,388.80)	-
7154 - Roof Replacement	-	5,480.87	5,480.87	33,333.00	65,770.00	32,437.00	65,770.00
7208 - Insurance Claim Expense	-	-	-	18,957.04	-	(18,957.04)	-
7328 - Fire System Expense	845.20	-	(845.20)	28,782.17	-	(28,782.17)	-
Total Reserve Expense	**845.20**	**5,480.87**	**4,635.67**	**84,461.01**	**65,770.00**	**(18,691.01)**	**65,770.00**
Total Expense	**845.20**	**5,480.87**	**4,635.67**	**84,461.01**	**65,770.00**	**(18,691.01)**	**65,770.00**
Reserve Net Total	**386.08**	**(5,480.87)**	**5,866.95**	**(69,936.44)**	**(65,770.00)**	**(4,166.44)**	**(65,770.00)**

Hidden Oaks

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	5,480.77	(5,480.77)	65,769.60	65,768.91	.69	65,768.91
Total Other Income	**-**	**5,480.77**	**(5,480.77)**	**65,769.60**	**65,768.91**	**.69**	**65,768.91**
Total Income	**-**	**5,480.77**	**(5,480.77)**	**65,769.60**	**65,768.91**	**.69**	**65,768.91**
Special Assessment Net Total	**-**	**5,480.77**	**(5,480.77)**	**65,769.60**	**65,768.91**	**.69**	**65,768.91**
Net Total	**1,065.74**	**1,950.17**	**(884.43)**	**13,126.76**	**(114.61)**	**13,241.37**	**(114.61)**