Hidden Creek

Balance Sheet Comparison: May 31, 2026 vs June 30, 2026

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$144,340.58	$214,278.77	$69,938.19
Total Current Assets	**$144,340.58**	**$214,278.77**	**$69,938.19**
Reserves			
Replacement Reserve Acct.	$136,627.71	$136,650.17	$22.46
Total Reserves	**$136,627.71**	**$136,650.17**	**$22.46**
Total Assets	**$280,968.29**	**$350,928.94**	**$69,960.65**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$44.28	$4,527.36	$4,483.08
Prepaid Dues	$3,655.01	$32,978.01	$29,323.00
Accrued Insurance Claim Expense Payable 2025 - Unit 10539	$524.68	-	($524.68)
Accrued Insurance Claim Expense Payable 2026 Unit 10621	-	$87,560.82	$87,560.82
Total Liability	**$4,223.97**	**$125,066.19**	**$120,842.22**
Equity			
Net Profit/Loss	$30,400.61	($20,480.96)	($50,881.57)
Retained Earnings	$246,343.71	$246,343.71	-
Total Equity	**$276,744.32**	**$225,862.75**	**($50,881.57)**
Total Liabilities / Equity	**$280,968.29**	**$350,928.94**	**$69,960.65**

Hidden Creek

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	-	-	-	151,200.00	151,200.00	-	302,400.00
Total Assessment Income	**-**	**-**	**-**	**151,200.00**	**151,200.00**	**-**	**302,400.00**
Other Income							
5101 - Interest Income	9.41	83.33	(73.92)	45.81	499.98	(454.17)	1,000.00
5225 - Insurance Charge	-	-	-	-	-	-	53,662.00
5239 - Insurance Claim Income GNY - 2025 Unit 10539	524.68	-	524.68	5,855.61	-	5,855.61	-
5240 - Insurance Claim Income GNY - 2026 Unit 10621	87,560.82	-	87,560.82	87,560.82	-	87,560.82	-
Total Other Income	**88,094.91**	**83.33**	**88,011.58**	**93,462.24**	**499.98**	**92,962.26**	**54,662.00**
Total Income	**88,094.91**	**83.33**	**88,011.58**	**244,662.24**	**151,699.98**	**92,962.26**	**357,062.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	-	-	340.00	180.00	(160.00)	180.00
6223 - Corporate Income Tax	-	-	-	1,406.00	700.00	(706.00)	700.00
6311 - Management Fee	1,414.55	1,414.55	-	8,487.30	8,487.30	-	16,974.61
6312 - Office Supplies	22.46	45.92	23.46	211.78	275.52	63.74	551.00
6941 - Insurance	46,093.00	59,527.00	13,434.00	46,914.00	59,527.00	12,613.00	59,527.00
6946 - Insurance Claim Expense 2025 Unit 10539	-	-	-	5,338.75	-	(5,338.75)	-
6947 - Insurance Claim Expense 2026 Unit 10621	87,560.82	-	(87,560.82)	87,560.82	-	(87,560.82)	-
Total Administrative Expense	**135,090.83**	**60,987.47**	**(74,103.36)**	**150,258.65**	**69,169.82**	**(81,088.83)**	**77,932.61**
Utility Expense							
6450 - Electric-Common	45.88	31.25	(14.63)	178.10	187.50	9.40	375.00
Total Utility Expense	**45.88**	**31.25**	**(14.63)**	**178.10**	**187.50**	**9.40**	**375.00**
Repair and Maintenance Expense							
6499 - Siding Repairs	-	-	-	-	-	-	46,386.00
6536 - General Maintenance	-	1,250.00	1,250.00	3,142.70	7,500.00	4,357.30	15,000.00
6546 - Painting Expense	-	20,250.00	20,250.00	-	20,250.00	20,250.00	20,250.00
Total Repair and Maintenance Expense	**-**	**21,500.00**	**21,500.00**	**3,142.70**	**27,750.00**	**24,607.30**	**81,636.00**
Grounds							
6601 - Refuse Removal	583.22	640.75	57.53	3,693.72	3,844.50	150.78	7,689.00
6610 - Grounds Contract	-	-	-	61,125.03	61,125.00	(.03)	61,125.00
6615 - Pond Maintenance	462.16	198.25	(263.91)	924.32	1,189.50	265.18	2,379.00
6621 - Tree Maintenance	2,816.85	-	(2,816.85)	25,352.71	28,600.00	3,247.29	28,600.00
6656 - Snow Removal	-	-	-	21,500.00	20,640.00	(860.00)	34,400.00
6666 - Additional Landscape	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
Total Grounds	**3,862.23**	**1,672.33**	**(2,189.90)**	**112,595.78**	**120,398.98**	**7,803.20**	**144,193.00**

Hidden Creek

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	-	-	-	15,962.50	15,962.50	-	31,925.00
Total Transfer to Replacement Reserve	**-**	**-**	**-**	**15,962.50**	**15,962.50**	**-**	**31,925.00**
Reserve Expense							
7251 - Driveway Replacement	-	-	-	-	-	-	21,000.00
Total Reserve Expense	**-**	**-**	**-**	**-**	**-**	**-**	**21,000.00**
Total Expense	**138,998.94**	**84,191.05**	**(54,807.89)**	**282,137.73**	**233,468.80**	**(48,668.93)**	**357,061.61**
Operating Net Total	**(50,904.03)**	**(84,107.72)**	**33,203.69**	**(37,475.49)**	**(81,768.82)**	**44,293.33**	**.39**

Hidden Creek

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	-	-	-	15,962.50	15,962.50	-	31,925.00
Total Reserve Income	**-**	**-**	**-**	**15,962.50**	**15,962.50**	**-**	**31,925.00**
Other Income							
5101 - Interest Income	22.46	-	22.46	1,032.03	-	1,032.03	-
Total Other Income	**22.46**	**-**	**22.46**	**1,032.03**	**-**	**1,032.03**	**-**
Total Income	**22.46**	**-**	**22.46**	**16,994.53**	**15,962.50**	**1,032.03**	**31,925.00**
Reserve Net Total	**22.46**	**-**	**22.46**	**16,994.53**	**15,962.50**	**1,032.03**	**31,925.00**
Net Total	**(50,881.57)**	**(84,107.72)**	**33,226.15**	**(20,480.96)**	**(65,806.32)**	**45,325.36**	**31,925.39**

Hidden Creek

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

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$160,209.45	$171,815.56	$11,606.11
Total Current Assets	**$160,209.45**	**$171,815.56**	**$11,606.11**
Reserves			
Replacement Reserve Acct.	$43,940.26	$43,945.86	$5.60
CD- Town Bank 04.16.26 - 3.78%	$75,000.00	$75,709.78	$709.78
Total Reserves	**$118,940.26**	**$119,655.64**	**$715.38**
Total Assets	**$279,149.71**	**$291,471.20**	**$12,321.49**

	Last Month	Current Month	Difference
Liability			
Prepaid Dues	$3,728.01	$28,978.01	$25,250.00
Accrued Insurance Payable	$16,149.48	$16,149.48	-
Total Liability	**$19,877.49**	**$45,127.49**	**$25,250.00**
Equity			
Net Profit/Loss	$58,410.16	$45,481.65	($12,928.51)
Retained Earnings	$200,862.06	$200,862.06	-
Total Equity	**$259,272.22**	**$246,343.71**	**($12,928.51)**
Total Liabilities / Equity	**$279,149.71**	**$291,471.20**	**$12,321.49**

Hidden Creek

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	-	-	-	302,400.00	302,400.00	-	302,400.00
Total Assessment Income	**-**	**-**	**-**	**302,400.00**	**302,400.00**	**-**	**302,400.00**
Other Income							
5101 - Interest Income	7.02	-	7.02	64.22	-	64.22	-
5124 - Late Fees	-	-	-	20.00	-	20.00	-
5208 - Land Sale	-	-	-	3,700.00	-	3,700.00	-
5225 - Insurance Charge	-	-	-	44,718.00	46,537.20	(1,819.20)	46,537.20
5239 - Insurance Claim Income GNY	-	-	-	60,746.70	-	60,746.70	-
Total Other Income	**7.02**	**-**	**7.02**	**109,248.92**	**46,537.20**	**62,711.72**	**46,537.20**
Total Income	**7.02**	**-**	**7.02**	**411,648.92**	**348,937.20**	**62,711.72**	**348,937.20**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	-	-	160.00	300.00	140.00	300.00
6223 - Corporate Income Tax	-	-	-	80.00	500.00	420.00	500.00
6311 - Management Fee	1,364.08	1,364.08	.00	16,368.96	16,369.02	.06	16,369.02
6312 - Office Supplies	90.42	44.59	(45.83)	775.45	535.60	(239.85)	535.60
6941 - Insurance	-	-	-	49,606.00	54,113.70	4,507.70	54,113.70
6946 - Insurance - Claim Expense	-	-	-	62,167.63	-	(62,167.63)	-
Total Administrative Expense	**1,454.50**	**1,408.68**	**(45.82)**	**129,158.04**	**71,818.32**	**(57,339.72)**	**71,818.32**
Utility Expense							
6450 - Electric-Common	29.98	35.95	5.97	298.07	431.91	133.84	431.91
Total Utility Expense	**29.98**	**35.95**	**5.97**	**298.07**	**431.91**	**133.84**	**431.91**
Repair and Maintenance Expense							
6499 - Siding Repairs	4,919.00	-	(4,919.00)	30,004.00	23,960.00	(6,044.00)	23,960.00
6518 - Dryer Vent Cleaning	-	-	-	1,875.00	-	(1,875.00)	-
6536 - General Maintenance	175.33	1,250.00	1,074.67	5,105.71	15,000.00	9,894.29	15,000.00
6546 - Painting Expense	-	-	-	13,500.00	13,500.00	-	13,500.00
Total Repair and Maintenance Expense	**5,094.33**	**1,250.00**	**(3,844.33)**	**50,484.71**	**52,460.00**	**1,975.29**	**52,460.00**
Grounds							
6600 - Mulching	-	-	-	42,421.55	42,421.55	-	42,421.55
6601 - Refuse Removal	622.10	610.30	(11.80)	7,342.59	7,112.37	(230.22)	7,112.37
6610 - Grounds Contract	-	-	-	58,126.28	58,126.27	(.01)	58,126.27
6615 - Pond Maintenance	-	-	-	2,180.00	2,288.00	108.00	2,288.00
6621 - Tree Maintenance	-	-	-	35,272.89	44,000.00	8,727.11	44,000.00
6627 - Driveway Sealcoating	-	-	-	6,988.00	7,000.00	12.00	7,000.00
6656 - Snow Removal	6,450.00	6,450.00	-	32,250.00	32,250.00	-	32,250.00
6666 - Additional Landscape	-	833.37	833.37	4,967.03	10,000.00	5,032.97	10,000.00

Hidden Creek

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							
Total Grounds	**7,072.10**	**7,893.67**	**821.57**	**189,548.34**	**203,198.19**	**13,649.85**	**203,198.19**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	-	-	-	21,028.76	21,028.76	-	21,028.76
Total Transfer to Replacement Reserve	**-**	**-**	**-**	**21,028.76**	**21,028.76**	**-**	**21,028.76**
Total Expense	**13,650.91**	**10,588.30**	**(3,062.61)**	**390,517.92**	**348,937.18**	**(41,580.74)**	**348,937.18**
Operating Net Total	**(13,643.89)**	**(10,588.30)**	**(3,055.59)**	**21,131.00**	**.02**	**21,130.98**	**.02**

Hidden Creek

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	-	-	-	21,028.76	-	21,028.76	-
Total Reserve Income	**-**	**-**	**-**	**21,028.76**	**-**	**21,028.76**	**-**
Other Income							
5101 - Interest Income	715.38	-	715.38	3,321.89	-	3,321.89	-
Total Other Income	**715.38**	**-**	**715.38**	**3,321.89**	**-**	**3,321.89**	**-**
Total Income	**715.38**	**-**	**715.38**	**24,350.65**	**-**	**24,350.65**	**-**
Reserve Net Total	**715.38**	**-**	**715.38**	**24,350.65**	**-**	**24,350.65**	**-**
Net Total	**(12,928.51)**	**(10,588.30)**	**(2,340.21)**	**45,481.65**	**.02**	**45,481.63**	**.02**

Hidden Creek

Balance Sheet Comparison: September vs October

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$90,458.29	$127,800.47	$37,342.18
Receivables	-	$1,980.00	$1,980.00
Prepaid Expenses	$203.21	$203.21	-
Total Current Assets	**$90,661.50**	**$129,983.68**	**$39,322.18**
Reserves			
Replacement Reserve Acct.	$84,850.29	$97,801.14	$12,950.85
Total Reserves	**$84,850.29**	**$97,801.14**	**$12,950.85**
Total Assets	**$175,511.79**	**$227,784.82**	**$52,273.03**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	-	$1,295.23	$1,295.23
Prepaid Dues	$21,938.01	$4,251.01	($17,687.00)
Total Liability	**$21,938.01**	**$5,546.24**	**($16,391.77)**
Equity			
Net Profit/Loss	$20,797.30	$89,462.10	$68,664.80
Retained Earnings	$132,776.48	$132,776.48	-
Total Equity	**$153,573.78**	**$222,238.58**	**$68,664.80**
Total Liabilities / Equity	**$175,511.79**	**$227,784.82**	**$52,273.03**

Hidden Creek

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	70,200.00	70,200.00	-	280,800.00	280,800.00	-	280,800.00
Total Assessment Income	**70,200.00**	**70,200.00**	**-**	**280,800.00**	**280,800.00**	**-**	**280,800.00**
Other Income							
5101 - Interest Income	5.05	-	5.05	27.30	-	27.30	-
5124 - Late Fees	30.00	-	30.00	30.00	-	30.00	-
5225 - Insurance Charge	-	-	-	38,781.00	41,723.10	(2,942.10)	41,723.10
Total Other Income	**35.05**	**-**	**35.05**	**38,838.30**	**41,723.10**	**(2,884.80)**	**41,723.10**
Total Income	**70,235.05**	**70,200.00**	**35.05**	**319,638.30**	**322,523.10**	**(2,884.80)**	**322,523.10**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	-	-	276.00	200.00	(76.00)	200.00
6223 - Corporate Income Tax	-	-	-	-	500.00	500.00	500.00
6311 - Management Fee	1,309.73	1,309.73	.00	13,085.30	13,097.31	12.01	15,716.77
6312 - Office Supplies	146.17	43.34	(102.83)	610.91	433.37	(177.54)	520.00
6941 - Insurance	(671.00)	-	671.00	44,841.00	45,600.00	759.00	45,600.00
Total Administrative Expense	**784.90**	**1,353.07**	**568.17**	**58,813.21**	**59,830.68**	**1,017.47**	**62,536.77**
Utility Expense							
6450 - Electric-Common	47.16	32.94	(14.22)	270.38	329.37	58.99	395.20
Total Utility Expense	**47.16**	**32.94**	**(14.22)**	**270.38**	**329.37**	**58.99**	**395.20**
Repair and Maintenance Expense							
6499 - Siding Repairs	-	-	-	22,132.00	21,956.00	(176.00)	21,956.00
6536 - General Maintenance	-	1,250.00	1,250.00	5,828.27	12,500.00	6,671.73	15,000.00
6546 - Painting Expense	-	-	-	21,976.77	30,450.00	8,473.23	30,450.00
Total Repair and Maintenance Expense	**-**	**1,250.00**	**1,250.00**	**49,937.04**	**64,906.00**	**14,968.96**	**67,406.00**
Grounds							
6601 - Refuse Removal	564.27	578.25	13.98	5,570.76	5,782.50	211.74	6,938.95
6610 - Grounds Contract	-	-	-	53,214.20	53,214.00	(.20)	53,214.00
6615 - Pond Maintenance	-	-	-	2,178.80	2,200.00	21.20	2,200.00
6621 - Tree Maintenance	-	1,850.00	1,850.00	32,844.40	38,000.00	5,155.60	38,000.00
6627 - Driveway Sealcoating	-	-	-	2,700.00	10,000.00	7,300.00	10,000.00
6656 - Snow Removal	-	-	-	18,150.00	18,150.00	-	30,250.00
6666 - Additional Landscape	191.49	-	(191.49)	6,790.20	10,000.00	3,209.80	10,000.00
Total Grounds	**755.76**	**2,428.25**	**1,672.49**	**121,448.36**	**137,346.50**	**15,898.14**	**150,602.95**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	12,933.28	12,933.28	-	51,733.12	51,733.12	-	51,733.12
Total Transfer to Replacement Reserve	**12,933.28**	**12,933.28**	**-**	**51,733.12**	**51,733.12**	**-**	**51,733.12**

Hidden Creek

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	14,521.10	17,997.53	3,476.43	282,202.11	314,145.67	31,943.56	332,674.04
Operating Net Total	55,713.95	52,202.47	3,511.48	37,436.19	8,377.43	29,058.76	(10,150.94)

Hidden Creek

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	12,933.28	-	12,933.28	51,733.12	-	51,733.12	-
Total Reserve Income	**12,933.28**	**-**	**12,933.28**	**51,733.12**	**-**	**51,733.12**	**-**
Other Income							
5101 - Interest Income	17.57	-	17.57	292.79	-	292.79	-
Total Other Income	**17.57**	**-**	**17.57**	**292.79**	**-**	**292.79**	**-**
Total Income	**12,950.85**	**-**	**12,950.85**	**52,025.91**	**-**	**52,025.91**	**-**
Reserve Net Total	**12,950.85**	**-**	**12,950.85**	**52,025.91**	**-**	**52,025.91**	**-**
Net Total	**68,664.80**	**52,202.47**	**16,462.33**	**89,462.10**	**8,377.43**	**81,084.67**	**(10,150.94)**