

**Hidden Valley Ranches Homeowners Assoc.**  
**Balance Sheet**  
As of October 31, 2025

|                                       | <u>Oct 31, 25</u>        |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| Current Assets                        |                          |
| Checking/Savings                      |                          |
| Administration Acct -Trailwest        | 2,956.30                 |
| Road Account -Trailwest               | 15,941.56                |
| Total Checking/Savings                | <u>18,897.86</u>         |
| Accounts Receivable                   |                          |
| Accounts Receivable                   | 31,203.95                |
| Total Accounts Receivable             | <u>31,203.95</u>         |
| Total Current Assets                  | 50,101.81                |
| Other Assets                          |                          |
| Accum. Deprec-Road Improvements       | (92,700.15)              |
| Road Improvements 2019                | 278,100.34               |
| Total Other Assets                    | <u>185,400.19</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>235,502.00</u></b> |
| <br><b>LIABILITIES &amp; EQUITY</b>   |                          |
| Liabilities                           |                          |
| Current Liabilities                   |                          |
| Other Current Liabilities             |                          |
| Accrued Interest Payable              | 8,399.44                 |
| Total Other Current Liabilities       | <u>8,399.44</u>          |
| Total Current Liabilities             | 8,399.44                 |
| Long Term Liabilities                 |                          |
| Road Loan -Trailwest Bank             | 189,215.71               |
| Total Long Term Liabilities           | <u>189,215.71</u>        |
| Total Liabilities                     | 197,615.15               |
| Equity                                |                          |
| Retained Earnings                     | 4,085.60                 |
| Accrued to Cash Adj.                  | 23,752.22                |
| Net Income                            | 10,049.03                |
| Total Equity                          | <u>37,886.85</u>         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>235,502.00</u></b> |

**Hidden Valley Ranches Homeowners Assoc.**  
**Statement of Revenues & Expenditures-Admin Only**  
 January through October 2025

|                                      | <b>Jan - Oct 25</b> |
|--------------------------------------|---------------------|
| <b>Ordinary Income/Expense</b>       |                     |
| <b>Income</b>                        |                     |
| Association Admin Fees (Invoiced)    | 17,384.00           |
| Less Accounts Receivable -Admin Fees | (1,176.17)          |
| Association Admin Fees (Paid)        | 16,207.83           |
| <br>                                 |                     |
| <b>Total Income</b>                  | 16,207.83           |
| <b>Expense</b>                       |                     |
| Bank Service Charges                 | 28.00               |
| Insurance                            | 5,870.00            |
| Internet-Web Site/Domain Fees        | 264.50              |
| Office Supplies                      | 22.00               |
| Postage and Delivery                 | 90.00               |
| Printing and Reproduction            | 487.75              |
| Professional Fees                    |                     |
| Bookkeeping Exp.                     | 3,172.14            |
| Legal Fees -Covenant Compliance      | 390.00              |
| Legal Fees -Other                    | 1,605.00            |
| Legal Fees for Dues Collections      | 735.00              |
| Total Professional Fees              | 5,902.14            |
| Rent -Meetings                       | 100.00              |
| <b>Total Expense</b>                 | 12,764.39           |
| <b>Net Ordinary Income</b>           | 3,443.44            |
| <b>Net Income</b>                    | 3,443.44            |

**Hidden Valley Ranches Homeowners Assoc.**  
**Statement of Revenues & Expenditures-Roads Only**  
 January through October 2025

|                                      | <b>Jan - Oct 25</b> |
|--------------------------------------|---------------------|
| <b>Ordinary Income/Expense</b>       |                     |
| <b>Income</b>                        |                     |
| Road Assessment Fees (Invoiced)      | 107,070.00          |
| Less: Accounts Receivable -Road Fees | (3,854.13)          |
| Road Assessment Fees (Paid)          | 103,215.87          |
| <b>Total Income</b>                  | 103,215.87          |
| <b>Expense</b>                       |                     |
| Road Loan Payment (02/15/25)         | 28,702.78 *         |
| Professional Fees                    |                     |
| Legal Fees -Road Issues              | 6,402.50            |
| Total Professional Fees              | 6,402.50            |
| Road Maintenance                     |                     |
| Road Paving & Patching Exp.          | 11,655.00           |
| Road Repairs                         | 11,850.00           |
| Snow Removal & Sanding Exp.          | 38,000.00           |
| Total Road Maintenance               | 61,505.00           |
| <b>Total Expense</b>                 | 96,610.28           |
| <b>Net Ordinary Income</b>           | 6,605.59            |
| <b>Net Income</b>                    | 6,605.59            |

\* The Road Loan Payment Included Principle & Interest Paid.