

**Hidden Valley Ranches Homeowners Assoc.**  
**Balance Sheet**  
As of February 28, 2026

|  | <b>Feb 28, 26</b> |
|--|-------------------|
| <b>ASSETS</b>                          |                   |
| <b>Current Assets</b>                  |                   |
| <b>Checking/Savings</b>                |                   |
| Administration Acct -Trailwest         | 10,704.68         |
| Road Account -Trailwest                | 76,893.54         |
| <b>Total Checking/Savings</b>          | 87,598.22         |
| <b>Accounts Receivable</b>             |                   |
| Accounts Receivable                    | 50,082.58         |
| <b>Total Accounts Receivable</b>       | 50,082.58         |
| <b>Total Current Assets</b>            | 137,680.80        |
| <b>Other Assets</b>                    |                   |
| Accum. Deprec-Road Improvements        | -111,240.18       |
| Road Improvements 2019                 | 278,100.34        |
| <b>Total Other Assets</b>              | 166,860.16        |
| <b>TOTAL ASSETS</b>                    | <b>304,540.96</b> |
| <br>                                   |                   |
| <b>LIABILITIES &amp; EQUITY</b>        |                   |
| <b>Liabilities</b>                     |                   |
| <b>Current Liabilities</b>             |                   |
| <b>Other Current Liabilities</b>       |                   |
| Accrued Interest Payable               | 418.95            |
| <b>Total Other Current Liabilities</b> | 418.95            |
| <b>Total Current Liabilities</b>       | 418.95            |
| <b>Long Term Liabilities</b>           |                   |
| Road Loan -Trailwest Bank              | 172,347.05        |
| <b>Total Long Term Liabilities</b>     | 172,347.05        |
| <b>Total Liabilities</b>               | 172,766.00        |
| <b>Equity</b>                          |                   |
| Retained Earnings                      | 14,412.72         |
| Accrual to Cash Adj.                   | 45,114.83         |
| Net Income                             | 72,247.41         |
| <b>Total Equity</b>                    | 131,774.96        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>304,540.96</b> |

**Hidden Valley Ranches Homeowners Assoc.**  
**Statement of Revenues & Expenditures-Roads Only**  
 January through February 2026

|                                      | <b>Jan - Feb 26</b> |
|--------------------------------------|---------------------|
| <b>Ordinary Income/Expense</b>       |                     |
| <b>Income</b>                        |                     |
| Road Assessment Fees (Invoiced)      | 107,070.00          |
| Less: Accounts Receivable -Road Fees | (14,819.56)         |
| Road Assessment Fees (Paid)          | 92,250.44           |
| <b>Total Income</b>                  | 92,250.44           |
| <b>Expense</b>                       |                     |
| Road Loan Payment (02/17/26)         | 28,702.78 *         |
| <b>Total Expense</b>                 | 28,702.78           |
| <b>Net Ordinary Income</b>           | 63,547.66           |
| <b>Net Income</b>                    | 63,547.66           |

\* The Road Loan Payment Includes Principle & Interest Paid

**Hidden Valley Ranches Homeowners Assoc.**  
**Statement of Revenues & Expenditures-Admin Only**  
 January through February 2026

|  | <b>Jan - Feb 26</b> |
|--|---------------------|
| <b>Ordinary Income/Expense</b>         |                     |
| <b>Income</b>                          |                     |
| Association Admin Fees (Invoiced)      | 17,712.00           |
| Finance Charges (Returned Deposit Fee) | 5.00                |
| Less: Accounts Receivable -Admin Fees  | (3,470.12)          |
| Association Admin Fees (Paid)          | 14,246.88           |
| <b>Total Income</b>                    | <b>14,246.88</b>    |
| <b>Expense</b>                         |                     |
| Bank Service Charges                   | 11.00               |
| Insurance                              | 4,317.00            |
| Postage and Delivery                   | 1.63                |
| Professional Fees                      |                     |
| Bookkeeping Exp.                       | 762.50              |
| Legal Fees -Other                      | 120.00              |
| Legal Fees -Road Disputes              | 90.00               |
| Legal Fees for Dues Collections        |                     |
| Legal Fees - Collections -Admin        | 245.00              |
| Total Legal Fees for Dues Collections  | 245.00              |
| Total Professional Fees                | 1,217.50            |
| Total Expense                          | 5,547.13            |
| Net Ordinary Income                    | 8,699.75            |
| Net Income                             | <b>8,699.75</b>     |