



Hidden Springs Town Association, Inc

Balance Sheet

End Date: 12/31/2025

**Assets**

**CASH - OPERATING**

10-1000-00 COLB - Operating Account - 1297	\$340,484.88
10-1020-00 COLB - Petty Cash - 1412	19,500.00
10-1030-00 COLB - Payroll Account - 1420	14,025.72

**TOTAL CASH - OPERATING:**

\$374,010.60

**CASH - RESERVE**

12-1200-00 COLB - Reserve Account - 1296	11,334.53
12-1225-00 Raymond James (6207)	113,682.64
12-1226-00 Raymond James - Short Investment Fund	399,426.72
12-1236-00 Morgan Stanley CD 03/25/2026 3.90%	160,012.80
12-1237-00 Bank Hapoalim CD 10/08/2026 3.70%	108,078.84
12-1239-00 USB Bank CD 08/21/26 - 4.10%	100,309.00
12-1240-00 Morgan Stanley CD 05/21/26 - 4.10%	139,865.97
12-1241-00 BMW Bank CD 02/15/28 - 3.85%	170,404.60
12-1242-00 Merrick Bank CD 12/31/27 - 3.75%	200,192.00
12-1299-00 Change In CD Value	(1,768.21)

**TOTAL CASH - RESERVE:**

\$1,401,538.89

**ACCOUNTS RECEIVABLES**

14-1415-00 Assessments Receivable	222,692.79
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**TOTAL ACCOUNTS RECEIVABLES:**

\$222,692.79

**OTHER ASSETS**

15-1550-00 Due From Account	1,282.18
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**TOTAL OTHER ASSETS:**

\$1,282.18

**FIXED ASSESTS**

17-1700-00 Equipment	207,009.70
17-1705-00 Automobiles	30,567.85
17-1710-00 Improvements	546,410.38
17-1715-00 Conservation/Preservation Asset	375,162.83
17-1750-00 Accumulated Depreciation	(631,383.00)

**TOTAL FIXED ASSESTS:**

\$527,767.76

**CURRENT LIABILITIES**

20-2055-00 Conservation/Preservation Reserve Fund	(185,850.00)
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**TOTAL CURRENT LIABILITIES:**

(\$185,850.00)

**Total Assets:**

\$2,341,442.22

**Liabilities & Equity**

**CURRENT LIABILITIES**

20-2021-00 Accrued Expenses	\$41,671.51
20-2025-00 Prepaid Assessments	395,685.86
20-2035-00 Architectural Deposits	650.00
20-2040-00 Clubhouse/Barn Rental Deposit	2,600.00
20-2045-00 Builder Deposit	2,229.50
20-2050-00 Operating Reserve Fund	1,215,459.45
20-2065-00 Sales Tax Payable (Club & Barn Rentals)	168.00

**TOTAL CURRENT LIABILITIES:** \$1,658,464.32

**EQUITY**

39-3900-00 Retained Earnings	765,369.61
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**TOTAL EQUITY:** \$765,369.61

Net Income Gain / Loss	<u>(82,391.71)</u>
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(\$82,391.71)

**Total Liabilities & Equity:** \$2,341,442.22



# Income Statement - Operating

Hidden Springs Town Association, Inc.

01/01/2025 to 12/31/2025

Description	Year-to-date Actual
<b>OPERATING INCOME</b>	
<b>INCOME</b>	
4000-00 Assessments	\$1,078,409.00
4001-00 Condo Fees	11,838.00
4015-00 Late Fees	11,505.93
4017-00 Legal Fees	2,050.00
4019-00 Operating Bank Interest	131.38
4020-00 Reserve & Investment Bank Interest	64,680.62
4022-00 Homeowner Interest	1,342.75
4025-00 Returned Payment Fees	525.00
4030-00 Clubhouse/Barn Rental Fee	16,815.00
4050-00 Transfer Fees	234,522.94
4053-00 Owner Collection Fees	3,315.00
4054-00 Design Review Fee	5,800.00
4067-00 Cell Tower Leases	26,237.60
4068-00 CTC Lease	3,688.21
4069-00 HSSC Management Fee	29,199.96
4100-00 Miscellaneous Income	15,361.62
4110-00 Set Up Fees	8,100.00
<b>Total INCOME</b>	<b>\$1,513,523.01</b>
<b>Total OPERATING INCOME</b>	<b>\$1,513,523.01</b>
<b>OPERATING EXPENSE</b>	
<b>INVESTMENT RESERVES</b>	
5100-00 Budgeted Reserve Funding	12,000.00
5105-00 Conservation Reserve Funding	100,800.00
<b>Total INVESTMENT RESERVES</b>	<b>\$112,800.00</b>
<b>FACILITIES OPERATIONS &amp; MAINT</b>	
6210-00 Pool Cleaning, Chemicals, Supplies, Maintenance	77,726.85
6230-00 Clubhouse/Restroom Cleaning, Supplies & Repairs	23,625.91
6250-00 Pool & Clubhouse Monitoring	6,067.42
6260-00 Fitness Center Expenses	3,740.73
6265-00 Barn Cleaning & Maintenance	7,048.44
6270-00 Misc Facilities Operations & Maint	4,439.85
<b>Total FACILITIES OPERATIONS &amp; MAINT</b>	<b>\$122,649.20</b>



# Income Statement - Operating

Hidden Springs Town Association, Inc.

01/01/2025 to 12/31/2025

Description	Year-to-date Actual
<b>SITE OPERATIONS &amp; MAINT</b>	
5230-00 Power	\$29,603.74
5235-00 Gas	6,906.71
5245-00 Water	62,796.44
5265-00 Trash	12,271.06
7210-00 Landscape Maintenance	292,715.88
7220-00 Irrigation Repairs	15,361.48
7225-00 Tree Maintenance	54,661.00
7230-00 Miscellaneous Landscape	25,475.00
7240-00 Pest Control	7,000.00
7243-00 Pet Waste Maintenance	4,209.04
7245-00 Fences & Bridges Maintenance	224.19
7250-00 Street Light Repairs & Maintenance	3,255.39
7255-00 Electrical Repairs	225.00
7265-00 Site Operations & Maint	30,630.43
7300-00 Vehicles & Heavy Equipment Maintenance	2,640.28
7305-00 Supplies / Fuel	2,319.87
7310-00 Tools/Light Equipment Maintenance	283.49
7400-00 Park Maintenance	900.00
7405-00 Memorial Rose Garden Maintenance	283.48
<b>Total SITE OPERATIONS &amp; MAINT</b>	<b>\$551,762.48</b>
<b>OPEN SPACE</b>	
7300-00 Operations & Maintenance	178,550.89
7305-00 Repairs & Improvements	8,164.45
7310-00 Farm General Expense	32,873.18
7315-00 AG Fields	3,959.60
7320-00 Tractor & Farm Equip Maintenance	93.63
7330-00 Trails	1,208.56
7335-00 DCHS / Farmstead	16,835.00
7340-00 Community Education, Events & Services	4,057.27
7350-00 Open Space Manager	7,645.56
<b>Total OPEN SPACE</b>	<b>\$253,388.14</b>
<b>ADMINISTRATION</b>	
8210-00 State, Federal & Property Taxes	4,516.12
8220-00 Tax Prep Fees	2,300.00
8365-00 Legal Service	38,084.80
8410-00 Insurance	16,262.92
8440-00 Management Contract Fees	27,331.77
8450-00 Printing/Mailing/Supplies/Storage Fees	21,791.78
8455-00 Bank Charges	485.01
8510-00 Misc Admin	5,907.01
8600-00 Office Lease	18,934.74
8605-00 Postal Room Lease	14,217.50
8610-00 Office & Post Office Maintenance	6,935.84
8615-00 Copier Lease & Maintenance	5,267.12
8620-00 Tech Resources - IT Services	9,600.56
8625-00 Computer Programs & Supplies	5,125.38
8630-00 Phone/Internet/Cable	11,482.79
<b>Total ADMINISTRATION</b>	<b>\$188,243.34</b>



# Income Statement - Operating

Hidden Springs Town Association, Inc.

01/01/2025 to 12/31/2025

Description	Year-to-date Actual
<b>STAFFING</b>	
8300-00 Management Staff	\$201,689.48
8305-00 Staff Hourly	37,423.30
8310-00 Payroll Taxes	14,116.72
8315-00 Payroll Fees	3,113.46
8320-00 Workers Comp Insurance	2,495.00
<b>Total STAFFING</b>	<b>\$258,837.96</b>
<b>COMMUNITY PROGRAMS / SERVICES</b>	
8270-00 Holiday Lights & Decor	2,432.93
8275-00 Community Events & Programs	36,166.05
8280-00 Sponsorships/Donations	2,000.00
8285-00 Website	2,954.00
<b>Total COMMUNITY PROGRAMS / SERVICES</b>	<b>\$43,552.98</b>
<b>RESERVE FUNDING</b>	
9300-00 Reserve - Allocate Interest To Reserves	64,680.62
<b>Total RESERVE FUNDING</b>	<b>\$64,680.62</b>
<b>Total OPERATING EXPENSE</b>	<b>\$1,595,914.72</b>
<b>Net Income:</b>	<b>(\$82,391.71)</b>