

Hidden Lake Condominium HOA  
**Balance Sheet**  
As of September 30, 2024

|                                       | Sep 30, 24        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| Chase Bank                            | 107,777.39        |
| Reserve Savings                       |                   |
| MACU - Primary Savings                | 28.72             |
| MACU - Money Market                   | 75,990.38         |
| Total Reserve Savings                 | 76,019.10         |
| Total Checking/Savings                | 183,796.49        |
| Total Current Assets                  | 183,796.49        |
| <b>TOTAL ASSETS</b>                   | <b>183,796.49</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| Opening Balance Equity                | 89,984.72         |
| Unrestricted Net Assets               | 155,677.22        |
| Net Income                            | -61,865.45        |
| Total Equity                          | 183,796.49        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>183,796.49</b> |

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10/15/24  
Cash Basis

Hidden Lake Condominium HOA  
Profit & Loss Budget Performance  
September 2024

|                                 | Sep 24    | Budget    | \$ Over Budget | Jan - Sep 24 | YTD Budget | \$ Over Budget | Annual Budget |
|---------------------------------|-----------|-----------|----------------|--------------|------------|----------------|---------------|
| Ordinary Income/Expense         |           |           |                |              |            |                |               |
| Income                          |           |           |                |              |            |                |               |
| 4000 - Monthly Dues             | 45,839.06 | 46,320.00 | -480.94        | 426,858.44   | 416,880.00 | 9,978.44       | 555,840.00    |
| 4050 - Garage Rental            | 140.00    | 135.00    | 5.00           | 1,260.00     | 1,215.00   | 45.00          | 1,620.00      |
| 4120 - Reinvestment Fees        | 350.00    | 145.84    | 204.16         | 1,750.00     | 1,312.48   | 437.52         | 1,750.00      |
| 4130 - Misc - amenity keys      | 55.00     | 25.00     | 30.00          | 255.00       | 225.00     | 30.00          | 300.00        |
| 4150 - Reserved Parking Fee     | 0.00      |           |                | 720.00       |            |                |               |
| 4180 - Pet / Parking Fines      | 0.00      |           |                | 50.00        |            |                |               |
| 4185 - Litigation / Lien Fees   | 0.00      |           |                | 1,000.00     |            |                |               |
| 4230 - Clubhouse Rental         | 300.00    | 131.67    | 168.33         | 600.00       | 1,184.99   | -584.99        | 1,580.00      |
| 4500 - S.A. Balcony Project '24 | 584.00    | 30,386.67 | -29,802.67     | 350,358.30   | 273,479.99 | 76,878.31      | 364,640.00    |
| 4900 - Late & Return Check Fees | 288.70    | 105.00    | 183.70         | 2,521.70     | 945.00     | 1,576.70       | 1,260.00      |
| 4930 - Interest Income / banks  | 137.92    | 100.00    | 37.92          | 2,866.72     | 900.00     | 1,966.72       | 1,200.00      |
| Total Income                    | 47,694.68 | 77,349.18 | -29,654.50     | 788,240.16   | 696,142.46 | 92,097.70      | 928,190.00    |
| Expense                         |           |           |                |              |            |                |               |
| 6150 - Earthwork Main/Mgmt      | 10,275.00 | 10,275.00 | 0.00           | 92,475.00    | 92,475.00  | 0.00           | 123,300.00    |
| 6220 - Insurance                | 5,697.08  | 5,691.00  | 6.08           | 51,273.72    | 51,219.00  | 54.72          | 68,292.00     |
| 6650 - Legal Fees               | 0.00      | 400.00    | -400.00        | 307.50       | 3,600.00   | -3,292.50      | 4,800.00      |
| 6925 - Reserve Study            | 2,600.00  |           |                | 2,600.00     |            |                |               |
| 6920 - Telephone                | 168.22    | 50.00     | 118.22         | 1,489.59     | 450.00     | 1,039.59       | 600.00        |
| 6500 - Office Supplies          | 0.00      | 110.00    | -110.00        | 1,760.70     | 990.00     | 770.70         | 1,320.00      |
| 6760 - Landscape Material       | 0.00      | 170.00    | -170.00        | 1,950.00     | 1,530.00   | 420.00         | 2,040.00      |
| 6761 - Fertilizer & Pest Contro | 0.00      | 450.00    | -450.00        | 1,041.45     | 4,050.00   | -3,008.55      | 5,400.00      |
| 6780 - Tree Care                | 0.00      | 400.00    | -400.00        | 1,050.00     | 3,600.00   | -2,550.00      | 4,800.00      |
| 6800 - Maintenance & Repairs    | 1,675.00  | 1,500.00  | 175.00         | 9,975.25     | 13,500.00  | -3,524.75      | 18,000.00     |
| 6805 - Maintenance Supplies     | 0.00      | 500.00    | -500.00        | 5,985.53     | 4,500.00   | 1,485.53       | 6,000.00      |
| 6810 - Lake Maint & Repair      | 0.00      | 550.00    | -550.00        | 379.14       | 4,950.00   | -4,570.86      | 6,600.00      |
| 6750 - Pool & Spa Operation     | 2,599.01  | 525.00    | 2,074.01       | 12,943.49    | 4,725.00   | 8,218.49       | 6,300.00      |
| 6850 - Electricity              | 1,610.18  | 1,150.00  | 460.18         | 11,160.36    | 10,350.00  | 810.36         | 13,800.00     |
| 6880 - Dominion Energy          | 1,643.69  | 7,000.00  | -5,356.31      | 63,357.28    | 63,000.00  | 357.28         | 84,000.00     |
| 6900 - Water                    | 3,952.19  | 4,070.00  | -117.81        | 23,376.80    | 36,630.00  | -13,253.20     | 48,840.00     |
| 6910 - Sewer                    | 0.00      | 2,568.34  | -2,568.34      | 23,672.00    | 23,114.98  | 557.02         | 30,820.00     |
| 6940 - Garbage & Recycling      | 1,417.64  | 1,130.00  | 287.64         | 12,568.16    | 10,170.00  | 2,398.16       | 13,560.00     |
| 6400 - Reserve Expenditures     | 294.80    | 5,789.84  | -5,495.04      | 11,939.64    | 52,108.48  | -40,168.84     | 69,478.00     |
| 6450 - S.A. Balcony Project '24 | 0.00      | 30,386.67 | -30,386.67     | 520,800.00   | 273,479.99 | 247,320.01     | 364,640.00    |
| Total Expense                   | 31,932.81 | 72,715.85 | -40,783.04     | 850,105.61   | 654,442.45 | 195,663.16     | 872,590.00    |
| Net Ordinary Income             | 15,761.87 | 4,633.33  | 11,128.54      | -61,865.45   | 41,700.01  | -103,565.46    | 55,600.00     |

Hidden Lake Condominium HOA  
Profit & Loss Budget Performance  
September 2024

|                        | Sep 24    | Budget    | \$ Over Budget | Jan - Sep 24 | YTD Budget | \$ Over Budget | Annual Budget |
|------------------------|-----------|-----------|----------------|--------------|------------|----------------|---------------|
| Other Income/Expense   |           |           |                |              |            |                |               |
| Other Expense          |           |           |                |              |            |                |               |
| 7000 - Reserve Savings | 0.00      | 4,633.34  | -4,633.34      | 0.00         | 41,699.98  | -41,699.98     | 55,600.00     |
| Total Other Expense    | 0.00      | 4,633.34  | -4,633.34      | 0.00         | 41,699.98  | -41,699.98     | 55,600.00     |
| Net Other Income       | 0.00      | -4,633.34 | 4,633.34       | 0.00         | -41,699.98 | 41,699.98      | -55,600.00    |
| Net Income             | 15,761.87 | -0.01     | 15,761.88      | -61,865.45   | 0.03       | -61,865.48     | 0.00          |