

Owner Profit & Loss

Property: Hidden Valley Townhouse Association, Inc

Date Range: 10/01/25 - 09/30/26 (accrual basis)

For Hidden Valley Townhouse Association, Inc. at 100% ownership

INCOME

4016 Convenience fee income	-12.00
4102 HOA Dues	56,160.00
4107 Service Fee	-43.83
4113 HOA Fees	800.00

TOTAL INCOME	56,904.17
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EXPENSE

5004 Management Fee Expense	6,912.00
5005 Insurance	14,992.64
5006 Legal, Professional Fees	250.00
5009 Association Fees	1,200.00
5010 Taxes	10.00
5011 Utilities	
50112 Water, Sewer, and Garbage	12,878.37
5011 Total Utilities	12,878.37

5019 Exterior Maintenance	
50190 Siding/Brick	1,945.00
50192 Roofing	75.00
50198 Exterior Cleaning	65.00
50199 Exterior Misc Repairs	76.16
5019 Total Exterior Maintenance	2,161.16

5020 Grounds Maintenance	
50200 Landscaping Install and Maintenance	1,090.00
50201 Lawn Mowing/Trimming	7,450.00
50203 Sprinkler/Irrigation	4,205.00
50208 Pet Waste Removal	2,160.00
5020 Total Grounds Maintenance	14,905.00

TOTAL EXPENSE	53,309.17
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NET INCOME	3,595.00
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NET INCOME SUMMARY

Income	56,904.17
Expense	-53,309.17
NET INCOME	3,595.00

Fiscal Year Budget

Hidden Valley Townhouse Association, Inc

10/1/2026-9/30/2027

	OCT 26	NOV 26	DEC 26	JAN 27	FEB 27	MAR 27	APR 27	MAY 27	JUN 27	JUL 27	AUG 27	SEP 27	TOTAL
INCOME													
4102 HOA Dues	4,680.00	4,680.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	120,960.00
TOTAL INCOME	4,680.00	4,680.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	11,160.00	120,960.00
EXPENSE													
5004 Management Fee Expense	576.00	576.00	576.00	576.00	576.00	576.00	576.00	576.00	576.00	576.00	576.00	576.00	6,912.00
5005 Insurance	1,299.00	1,299.00	1,299.00	1,299.00	1,428.90	1,428.90	1,428.90	1,428.90	1,428.90	1,428.90	1,428.90	1,428.90	16,627.20
5006 Legal, Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	275.00
5009 Association Fees	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	1,200.00
5010 Taxes	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
5011 Utilities													
50112 Water, Sewer, and Garbage	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	13,200.00
5011 Total Utilities	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	13,200.00
5019 Exterior Maintenance													
50190 Siding/Brick	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	2,000.00
50192 Roofing	0.00	0.00	5,840.00	0.00	0.00	0.00	0.00	0.00	17,520.00	23,360.00	23,360.00	0.00	70,080.00
50193 Gutters/Exterior Trim	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	350.00
5019 Total Exterior Maintenance	0.00	0.00	5,840.00	0.00	0.00	1,000.00	0.00	350.00	17,520.00	24,360.00	23,360.00	0.00	72,430.00
5020 Grounds Maintenance													
50200 Landscaping Install and Maintenance	300.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00	0.00	300.00	0.00	1,200.00
50201 Lawn Mowing/Trimming	500.00	0.00	0.00	0.00	0.00	0.00	550.00	1,100.00	1,375.00	1,100.00	1,100.00	1,375.00	7,100.00
50203 Sprinkler/Irrigation	500.00	0.00	0.00	0.00	0.00	0.00	450.00	450.00	450.00	0.00	450.00	450.00	2,750.00
50204 Weed Control/Fertilization	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00	150.00	150.00	150.00	150.00	900.00
50206 Tree Trimming/Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00	0.00	600.00
50208 Pet Waste Removal	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
50209 Snow Removal	0.00	200.00	200.00	200.00	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5020 Total Grounds Maintenance	1,500.00	400.00	400.00	400.00	400.00	400.00	1,650.00	1,900.00	2,775.00	1,450.00	2,500.00	2,175.00	15,950.00
5021 Office Supplies													
50213 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.00	0.00	0.00	0.00	78.00
5021 Total Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.00	0.00	0.00	0.00	78.00
TOTAL EXPENSE	3,375.00	2,275.00	8,115.00	2,875.00	2,404.90	3,404.90	6,139.90	6,454.90	24,577.90	30,614.90	30,064.90	6,379.90	126,682.20
NET INCOME	1,305.00	2,405.00	3,045.00	8,285.00	8,755.10	7,755.10	5,020.10	4,705.10	-13,417.90	-19,454.90	-18,904.90	4,780.10	-5,722.20
RESERVE	28,897.21	31,302.21	34,347.21	42,632.21	51,387.31	59,142.41	64,162.51	68,867.61	55,449.71	35,994.81	17,089.91	21,870.01	