

Hidden Valley Townhouse Association

Annual Financial Report

Date Range: 01/01/24 - 12/31/24 (cash basis)

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

INCOME

| | |
|----------------------------------|-----------|
| 4011 Written Off - Uncollectable | 4,054.11 |
| 4016 Convenience fee income | -8.00 |
| 4102 HOA Dues | 49,935.18 |
| 4103 Maintenance/Cleaning | 575.00 |
| 4107 Service Fee | 484.62 |
| 4113 HOA Fees | 2,095.81 |
| 4114 HOA Owner Transfer Fee | 200.00 |

TOTAL

INCOME 57,336.72

EXPENSE

| | |
|-------------------------------|-----------|
| 5004 Management Fee Expense | 6,336.00 |
| 5005 Insurance | 8,799.48 |
| 5006 Legal, Professional Fees | 267.00 |
| 5009 Association Fees | 1,200.00 |
| 5010 Taxes | 10.00 |
| 5011 Utilities | 12,195.02 |
| 5019 Exterior Maintenance | 9,561.69 |
| 5020 Grounds Maintenance | 15,169.42 |
| 50213 Postage | 134.00 |

TOTAL

EXPENSE 53,672.61

OTHER INCOME

| | |
|--------------------------|--------|
| 8000 Unallocated Prepays | 262.70 |
|--------------------------|--------|

TOTAL

OTHER INCOME 262.70

| NET INCOME SUMMARY | |
|------------------------|-----------------|
| Income | 57,336.72 |
| Expense | -53,672.61 |
| Other Income & Expense | 262.70 |
| NET INCOME | 3,926.81 |

| | |
|-------------------------------------|-----------|
| Bank Balance as of 1/31/2025 | 19,522.02 |
|-------------------------------------|-----------|

| Board Members as of 1/31/2025 | |
|-------------------------------|--|
| Selenia Mora Mena | |
| Joseph Silvers | |
| Norris Ganstrom | |