

Address	Street	Weighted Vote	Resident	Sq Feet	2025-26		CPI	Assessment	Assessment	Assessment	Assessment	Assessment						
					Current	Condo Fee	Increase	Value	Value	Value	Value	Value						
						3.00%	\$10,000.00	\$20,000.00	\$	\$5,000.00	\$	\$40,000.00	\$150,000.00					
750	E Shoreline	.01913	T Smith	1798	\$	331.00	\$	340.93	\$	191.30	\$	382.60	\$	869.55	\$	785.20	\$	2,899.50
752	E Shoreline	.01517	Wojtkowiak	1428	\$	262.00	\$	269.86	\$	151.70	\$	303.40	\$	530.95	\$	606.80	\$	2275.50
754	E Shoreline	.01933	Nichol	1817	\$	335.00	\$	345.05	\$	193.30	\$	386.60	\$	676.55	\$	773.20	\$	2899.50
756	E Shoreline	.01811	Hauk	1798	\$	331.00	\$	340.93	\$	191.10	\$	382.20	\$	668.85	\$	764.40	\$	2688.50
800	E Shoreline	.02214	Stebbins	2080	\$	383.00	\$	394.49	\$	221.40	\$	442.80	\$	774.90	\$	885.60	\$	3321.00
802	E Shoreline	.0142	Alexander	1334	\$	245.00	\$	252.35	\$	142.00	\$	284.00	\$	497.00	\$	568.00	\$	2130.00
804	E Shoreline	.01862	J Smith	1750	\$	321.00	\$	330.63	\$	186.20	\$	372.40	\$	651.70	\$	744.80	\$	2793.00
806	E Shoreline	.01926	Ogrodowski	1810	\$	333.00	\$	342.99	\$	192.60	\$	385.20	\$	674.10	\$	770.40	\$	2889.00
7914	East Hidden Harbour	.01465	Moscrop	1377	\$	254.00	\$	261.62	\$	148.50	\$	293.00	\$	512.75	\$	586.00	\$	2187.50
7916	East Hidden Harbour	.017	Yeager	1597	\$	294.00	\$	302.82	\$	170.00	\$	340.00	\$	595.00	\$	680.00	\$	2550.00
7918	East Hidden Harbour	.01719	L Smith	1615	\$	289.00	\$	307.97	\$	171.90	\$	343.80	\$	601.65	\$	687.60	\$	2576.50
7920	East Hidden Harbour	.0258	Harper	2424	\$	447.00	\$	480.41	\$	258.00	\$	516.00	\$	903.00	\$	1,032.00	\$	3870.00
7928	East Hidden Harbour	.02283	T Meyer	2145	\$	394.00	\$	405.82	\$	228.30	\$	456.60	\$	799.05	\$	913.20	\$	3424.50
7930	East Hidden Harbour	.01802	Woods	1693	\$	311.00	\$	320.33	\$	180.20	\$	360.40	\$	630.70	\$	720.80	\$	2703.00
7932	East Hidden Harbour	.01958	Bruhl	1838	\$	339.00	\$	349.17	\$	195.60	\$	391.20	\$	684.60	\$	782.40	\$	2934.00
7934	East Hidden Harbour	.02283	Teopas	2145	\$	394.00	\$	405.82	\$	228.30	\$	456.60	\$	799.05	\$	913.20	\$	3424.50
7944	East Hidden Harbour	.02219	Montini	2085	\$	384.00	\$	395.52	\$	221.90	\$	443.80	\$	776.65	\$	887.60	\$	3328.50
7946	East Hidden Harbour	.02028	Richmond	1908	\$	351.00	\$	361.53	\$	202.80	\$	405.60	\$	709.80	\$	811.20	\$	3042.00
7948	East Hidden Harbour	.01802	Haggerly	1693	\$	311.00	\$	320.33	\$	180.20	\$	360.40	\$	630.70	\$	720.80	\$	2703.00
7950	East Hidden Harbour	.02025	Schenk	1903	\$	351.00	\$	361.53	\$	202.50	\$	405.00	\$	708.75	\$	810.00	\$	3037.50
7958	East Hidden Harbour	.02219	Dybala	2085	\$	383.00	\$	394.49	\$	221.90	\$	443.80	\$	776.65	\$	887.60	\$	3328.50
7980	East Hidden Harbour	.02028	Galdys	1906	\$	351.00	\$	361.53	\$	202.80	\$	405.60	\$	709.80	\$	811.20	\$	3042.00
7982	East Hidden Harbour	.01802	Leniz	1693	\$	311.00	\$	320.33	\$	180.20	\$	360.40	\$	630.70	\$	720.80	\$	2703.00
7984	East Hidden Harbour	.02025	Thomas	1903	\$	351.00	\$	361.53	\$	202.50	\$	405.00	\$	708.75	\$	810.00	\$	3037.50
8004	East Hidden Harbour	.02219	N Stearns	2085	\$	384.00	\$	395.52	\$	221.90	\$	443.80	\$	776.65	\$	887.60	\$	3328.50
8006	East Hidden Harbour	.02028	T Stearns	1906	\$	351.00	\$	361.53	\$	202.80	\$	405.60	\$	709.80	\$	811.20	\$	3042.00
8008	East Hidden Harbour	.01802	L Meyer	1693	\$	311.00	\$	320.33	\$	180.20	\$	360.40	\$	630.70	\$	720.80	\$	2703.00
8010	East Hidden Harbour	.02025	Finn	1903	\$	351.00	\$	361.53	\$	202.50	\$	405.00	\$	708.75	\$	810.00	\$	3037.50
8040	Hidden Harbour West	.02021	Martin	1899	\$	349.00	\$	359.47	\$	202.10	\$	404.20	\$	707.35	\$	808.40	\$	3031.50
8042	Hidden Harbour West	.01804	Cline	1695	\$	311.00	\$	320.33	\$	180.40	\$	360.80	\$	631.40	\$	721.80	\$	2706.00
8044	Hidden Harbour West	.01926	Appar	1810	\$	335.00	\$	345.05	\$	192.60	\$	385.20	\$	674.10	\$	770.40	\$	2889.00
8050	Hidden Harbour West	.01989	Baumberger	1850	\$	341.00	\$	351.23	\$	198.80	\$	393.80	\$	689.15	\$	787.60	\$	2953.50
8052	Hidden Harbour West	.02028	Jeffries	1906	\$	351.00	\$	361.53	\$	202.80	\$	405.60	\$	709.80	\$	811.20	\$	3042.00
8058	Hidden Harbour West	.01909	Sitkowski	1794	\$	330.00	\$	339.90	\$	190.90	\$	381.80	\$	668.15	\$	763.60	\$	2863.50
8060	Hidden Harbour West	.01909	Rutler	1794	\$	330.00	\$	339.90	\$	190.90	\$	381.80	\$	668.15	\$	763.60	\$	2863.50
8068	Hidden Harbour West	.02055	Dunkle	1931	\$	358.00	\$	368.88	\$	205.50	\$	411.00	\$	719.25	\$	822.00	\$	3082.50
8088	Hidden Harbour West	.01903	Schlichting	1788	\$	330.00	\$	339.90	\$	190.30	\$	380.60	\$	666.05	\$	761.20	\$	2854.50
8100	Hidden Harbour West	.03003	Franck	2822	\$	521.00	\$	538.63	\$	300.30	\$	600.60	\$	1,051.05	\$	1,201.20	\$	4504.50
8104	Hidden Harbour West	.02577	Lopez	2422	\$	446.00	\$	459.38	\$	257.70	\$	515.40	\$	901.95	\$	1,030.80	\$	3885.50
8108	Hidden Harbour West	.02703	Jensen	2540	\$	467.00	\$	481.01	\$	270.30	\$	540.60	\$	946.05	\$	1,081.20	\$	4054.50
8112	Hidden Harbour West	.02703	Rafferty	2540	\$	467.00	\$	481.01	\$	270.30	\$	540.60	\$	946.05	\$	1,081.20	\$	4054.50
8116	Hidden Harbour West	.02816	Johnson	2458	\$	452.00	\$	465.56	\$	261.60	\$	523.20	\$	915.60	\$	1,046.40	\$	3924.00
8120	Hidden Harbour West	.02228	D Martin	2094	\$	385.00	\$	396.55	\$	222.80	\$	445.60	\$	779.80	\$	891.20	\$	3342.00
8124	Hidden Harbour West	.03035	Fraker	2852	\$	525.00	\$	540.75	\$	303.50	\$	607.00	\$	1,062.25	\$	1,214.00	\$	4552.50
8126	Hidden Harbour West	.02397	Lindsay	2102	\$	388.00	\$	399.64	\$	223.70	\$	447.40	\$	782.85	\$	894.80	\$	3355.50
8130	Hidden Harbour West	.01930	Nowak	1794	\$	331.00	\$	340.93	\$	190.90	\$	381.80	\$	668.15	\$	763.60	\$	2863.50
8138	Hidden Harbour West	.02169	Long	2038	\$	374.00	\$	385.22	\$	216.90	\$	433.80	\$	759.15	\$	867.60	\$	3253.50
8140	Hidden Harbour West	.02592	Dame	2438	\$	449.00	\$	462.47	\$	259.20	\$	516.40	\$	907.20	\$	1,036.80	\$	3688.00
		1.00002		83971	\$	17,301.00	\$	17,820.06	\$	10,000.20	\$	20,000.40	\$	35,000.70	\$	40,000.80	\$	150,003.00

Accounts Payable Aging Detail

Hidden Harbour Condo Association

As of September 30, 2026

Aging by due date

BILL DATE	DUE DATE	BILL REFERENCE	CURRENT	1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	OLDER	TOTAL
Auto Owners								
Sep 12, 2026	Sep 22, 2026	2026 - 27 Insurance	-	27,093.05	-	-	-	27,093.05
Total Auto Owners			-	27,093.05	-	-	-	27,093.05
CertaSite								
Sep 29, 2025	Sep 29, 2025	12767719	-	-	-	-	(0.01)	(0.01)
Total CertaSite			-	-	-	-	(0.01)	(0.01)
Dept of Public Utilities								
Sep 13, 2026	Oct 7, 2026	September 2026	490.37	-	-	-	-	490.37
Total Dept of Public Utilities			490.37	-	-	-	-	490.37
Seagate								
Aug 13, 2025	Dec 31, 2027	202516382	28,348.00	-	-	-	-	28,348.00
Apr 20, 2026	Dec 31, 2027	8040-44 Roofing	29,000.00	-	-	-	-	29,000.00
Apr 20, 2026	May 31, 2028	7928-34HHE Roofing	66,260.00	-	-	-	-	66,260.00
Apr 21, 2026	May 31, 2027	8040-44 Siding	60,000.00	-	-	-	-	60,000.00
Total Seagate			183,608.00	-	-	-	-	183,608.00
Tom Cline								
Sep 12, 2026	Oct 12, 2026	Menards 79731	924.85	-	-	-	-	924.85
Sep 20, 2026	Oct 20, 2026	Driveway Project	890.89	-	-	-	-	890.89
Total Tom Cline			1,815.74	-	-	-	-	1,815.74
Total			185,914.11	27,093.05	-	-	(0.01)	213,007.15
Percentage of total			87.28%	12.72%	-	-	0.00%	100.00%

w/o

Contract Signed	Work Address	Work Scope	Project Cost	Building Collective Assessment
2021	7928 - 7934	Siding	\$76,900.00	\$12,487.00
	7944 - 7950	Siding	82,000.00	12,112.00
2022	7914 - 7920	Roofing	48,200.00	11,197.00
2023	8138 - 8140	Roofing	31,536.00	7,142.00
	8108 - 8112	Roofing	31,680.00	8,110.00
	7944	Roofing	9,860.00	3,329.00 (A)
2024	7944 - 7950	Roofing	37,680.00	
	8050 - 8052	Siding	58,600.00	5,996.00
		Eaves	5,940.00	
2025	8004 - 8010	Roofing	54,060.00	12,112.00
		Eaves	10,300.00	
	8116 - 8124	Roofing	47,400.00	11,819.00
		Eaves	5,160.00	
	8126 - 8130	Roofing	33,920.00	6,220.00
		Eaves	4,860.00	
	8050 - 8052	Roofing	28,860.00	
2026	8108 - 8112	Eaves	4,160.00	
	7928 - 7934	Roofing	66,260.00	
	8040 - 8044	Roofing	39,680.00	8,627.00
		Siding	84,260.00	
		Eaves	7,660.00	

(A) Solely that address' portion of assessment

Balance Sheet

Hidden Harbour Condo Association

As of September 21, 2026

	Account	Sep 21, 2026	Sep 21, 2025
Assets			
	Current Assets		
	Cash and Cash Equivalents		
	Capital Reserve Account	113,562.03	86,030.94
	Operating Account	10,002.13	15,113.67
	Total Cash and Cash Equivalen	123,564.16	101,144.61
	Accounts Receivable	3,339.38	2,140.39
	Total Current Assets	126,903.54	103,285.00
Total Assets		126,903.54	103,285.00
Liabilities and Equity			
	Liabilities		
	Current Liabilities		
	Accounts Payable	213,007.15	158,334.74
	Total Current Liabilities	213,007.15	158,334.74
	Total Liabilities	213,007.15	158,334.74
	Equity		
	Current Year Earnings	(83,728.19)	(83,301.83)
	Retained Earnings	(2,375.42)	28,252.09
	Total Equity	(86,103.61)	(55,049.74)
Total Liabilities and Equity		126,903.54	103,285.00

Income Statement (Profit and Loss)

Hidden Harbour Condo Association

For the period January 1, 2026 to September 21, 2026

Account	Sep 2026	Sep 2025	YTD	LYTD
Income				
Assessments	0.00	0.00	112,518.00	113,639.86
Condo Fees	17,783.00	16,852.00	157,072.00	153,912.00
Total Income	17,783.00	16,852.00	269,590.00	267,551.86
Gross Profit	17,783.00	16,852.00	269,590.00	267,551.86
Operating Expenses				
Bank Service Charges	0.00	0.00	(15.00)	0.00
Crawlspace Repairs	0.00	0.00	375.00	0.00
Docks	0.00	0.00	8,925.25	5,119.79
Eavetroughs and downspouts	0.00	0.00	12,547.12	25,715.00
Electric	0.00	641.18	3,435.77	4,606.19
Electrical repairs	150.00	0.00	1,733.61	1,300.00
Insurance	27,093.05	26,318.36	27,093.05	26,318.36
Lake Association Dues	0.00	0.00	15,840.00	15,840.00
Landscaping	8,942.18	4,003.62	42,395.85	22,847.64
Legal & Audit	0.00	1,075.00	300.00	1,075.00
Miscellaneous Expense	0.00	0.00	79.39	435.55
Office Supplies	89.32	136.38	1,244.69	1,328.01
Other Maintenance & Repair	0.00	225.62	4,497.20	14,281.32

Pest Control	0.00	1,564.53	2,564.94	3,129.06
Refuse Collection	583.50	546.00	5,251.50	5,460.00
Roads & Driveways	1,358.89	0.00	2,926.68	816.85
Roof Repairs	900.00	810.00	193,975.00	215,158.00
Siding Repairs	0.00	0.00	500.00	0.00
Snow Removal	0.00	0.00	13,792.71	2,400.00
Sprinkler Repairs	0.00	0.00	11,438.89	3,724.50
Water	490.37	445.74	4,384.92	3,984.36
Stripe Fees	21.45	0.00	144.83	0.00
Total Operating Expenses	39,628.76	35,766.43	353,431.40	353,539.63
Operating Income	(21,845.76)	(18,914.43)	(83,841.40)	(85,987.77)
Other Income / (Expense)				
Interest Income Capital Reserve Accou	0.00	0.74	6.27	5.35
Stripe Processing Fees	7.22	0.00	106.94	0.00
Total Other Income / (Expense)	7.22	0.74	113.21	5.35
Net Income	(21,838.54)	(18,913.69)	(83,728.19)	(85,982.42)

Balance Sheet

Hidden Harbour Condo Association As of September 21, 2026

	SEP 21, 2026	SEP 21, 2025
Assets		
Current Assets		
Cash and Cash Equivalents		
Capital Reserve Account	113,562.03	86,030.94
Operating Account	10,002.13	15,113.67
Total Cash and Cash Equivalents	123,564.16	101,144.61
Accounts Receivable	3,339.38	2,140.39
Total Current Assets	126,903.54	103,285.00
Total Assets	126,903.54	103,285.00
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable	213,007.15	158,334.74
Total Current Liabilities	213,007.15	158,334.74
Total Liabilities	213,007.15	158,334.74
Equity		
Current Year Earnings	(83,728.19)	(83,301.83)
Retained Earnings	(2,375.42)	28,252.09
Total Equity	(86,103.61)	(55,049.74)
Total Liabilities and Equity	126,903.54	103,285.00

Income Statement (Profit and Loss)

Hidden Harbour Condo Association

For the period January 1, 2026 to September 21, 2026

	SEP 2026	SEP 2025	YTD	LYTD
Income				
Assessments	-	-	112,518.00	113,639.86
Condo Fees	17,783.00	16,852.00	157,072.00	153,912.00
Total Income	17,783.00	16,852.00	269,590.00	267,551.86
Gross Profit	17,783.00	16,852.00	269,590.00	267,551.86
Operating Expenses				
Bank Service Charges	-	-	(15.00)	-
Crawlspace Repairs	-	-	375.00	-
Docks	-	-	8,925.25	5,119.79
Eavetroughs and downspouts	-	-	12,547.12	25,715.00
Electric	-	641.18	3,435.77	4,606.19
Electrical repairs	150.00	-	1,733.61	1,300.00
Insurance	27,093.05	26,318.36	27,093.05	26,318.36
Lake Association Dues	-	-	15,840.00	15,840.00
Landscaping	8,942.18	4,003.62	42,395.85	22,847.64
Legal & Audit	-	1,075.00	300.00	1,075.00
Miscellaneous Expense	-	-	79.39	435.55
Office Supplies	89.32	136.38	1,244.69	1,328.01
Other Maintenance & Repair	-	225.62	4,497.20	14,281.32
Pest Control	-	1,564.53	2,564.94	3,129.06
Refuse Collection	583.50	546.00	5,251.50	5,460.00
Roads & Driveways	1,358.89	-	2,926.68	816.85
Roof Repairs	900.00	810.00	193,975.00	215,158.00
Siding Repairs	-	-	500.00	-
Snow Removal	-	-	13,792.71	2,400.00
Sprinkler Repairs	-	-	11,438.89	3,724.50
Water	490.37	445.74	4,384.92	3,984.36
Stripe Fees	21.45	-	144.83	-
Total Operating Expenses	39,628.76	35,766.43	353,431.40	353,539.63
Operating Income	(21,845.76)	(18,914.43)	(83,841.40)	(85,987.77)
Other Income / (Expense)				
Interest Income Capital Reserve Account	-	0.74	6.27	5.35
Stripe Processing Fees	7.22	-	106.94	-
Total Other Income / (Expense)	7.22	0.74	113.21	5.35

Income Statement (Profit and Loss)

	SEP 2026	SEP 2025	YTD	LYTD
Net Income	(21,838.54)	(18,913.69)	(83,728.19)	(85,982.42)