

Management Report

Cedar Highlands HOA

For the period ended August 31, 2025



Prepared by

Western Legacy Enterprises, Inc

Prepared on

October 10, 2025

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Balance Sheet

As of August 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
General Checking Account	44,728.51
Savings - Equipment	4,800.00
Total General Checking Account	49,528.51
Money Market Deposits	12,363.61
Savings - CD Accounts	0.00
SBSU CD 1851724	10,967.73
SBSU CD 1851732	10,967.73
SBSU CD 1851740	10,967.73
SBSU CD 1851757	10,967.73
SBSU CD 1851765	10,967.73
SBSU CD 1851773	10,967.73
Total Savings - CD Accounts	65,806.38
Total Bank Accounts	127,698.50
Accounts Receivable	
Accounts Receivable	6,573.81
Total Accounts Receivable	6,573.81
Other Current Assets	
Undeposited Funds	550.00
Total Other Current Assets	550.00
Total Current Assets	134,822.31
Fixed Assets	
Accumulated Depreciation	-190,595.84
Equipment	7,672.24
Land Improvements	279,941.65
Total Fixed Assets	97,018.05
Other Assets	
Deposit	10,850.02
Water Source Protection	1,577.52
Total Other Assets	12,427.54
TOTAL ASSETS	\$244,267.90

LIABILITIES AND EQUITY

Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-839.05
Total Accounts Payable	-839.05

	Total
Other Current Liabilities	
Construction Clean Up Deposit (refundable)	8,000.00
Total Other Current Liabilities	8,000.00
Total Current Liabilities	7,160.95
Total Liabilities	7,160.95
Equity	
Fund Balance	237,107.71
Net Income	-0.76
Total Equity	237,106.95
TOTAL LIABILITIES AND EQUITY	\$244,267.90

August 1-31, 2025

Accrual Basis Friday, October 10, 2025 10:59 AM America/Los_Angeles

DISTRIBUTION ACCOUNT		TOTAL
	AUG 1 - AUG 31 2025	SEP 1 2024 - AUG 31 2025 (YTD)
Total for Roads		\$124,325.39
Total for Expenses	\$457.05	\$157,587.57
Net Operating Income	-\$457.05	-\$4,477.57
Other Income		
Interest Income	119.94	4,323.17
Late Fee Income		153.64
Total for Other Income	\$119.94	\$4,476.81
Other Expenses		
Net Other Income	\$119.94	\$4,476.81
Net Income	-\$337.11	-\$0.76

Statement of Cash Flows

September 2024 - August 2025

	Total
OPERATING ACTIVITIES	
Net Income	-0.76
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	-705.81
Accounts Payable	-7,700.00
Construction Clean Up Deposit (refundable)	-11,000.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-19,405.81
Net cash provided by operating activities	-19,406.57
NET CASH INCREASE FOR PERIOD	-19,406.57
Cash at beginning of period	147,655.07
CASH AT END OF PERIOD	\$128,248.50