

# Management Report

Cedar Highlands HOA

For the period ended September 30, 2025



Prepared by

**Western Legacy Enterprises, Inc**

Prepared on

**October 22, 2025**

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# Balance Sheet

As of September 30, 2025

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
General Checking Account	44,015.84
Savings - Equipment	4,800.00
<b>Total General Checking Account</b>	<b>48,815.84</b>
Money Market Deposits	12,381.12
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
<b>Total Savings - CD Accounts</b>	<b>65,806.38</b>
<b>Total Bank Accounts</b>	<b>127,003.34</b>
<b>Accounts Receivable</b>	
Accounts Receivable	6,368.81
<b>Total Accounts Receivable</b>	<b>6,368.81</b>
<b>Other Current Assets</b>	
Undeposited Funds	205.00
<b>Total Other Current Assets</b>	<b>205.00</b>
<b>Total Current Assets</b>	<b>133,577.15</b>
<b>Fixed Assets</b>	
Accumulated Depreciation	-190,595.84
Equipment	7,672.24
Land Improvements	279,941.65
<b>Total Fixed Assets</b>	<b>97,018.05</b>
<b>Other Assets</b>	
Deposit	10,850.02
Water Source Protection	1,577.52
<b>Total Other Assets</b>	<b>12,427.54</b>
<b>TOTAL ASSETS</b>	<b>\$243,022.74</b>

## LIABILITIES AND EQUITY

<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	-839.05
<b>Total Accounts Payable</b>	<b>-839.05</b>

	Total
<b>Other Current Liabilities</b>	
Construction Clean Up Deposit (refundable)	7,000.00
<b>Total Other Current Liabilities</b>	<b>7,000.00</b>
<b>Total Current Liabilities</b>	<b>6,160.95</b>
<b>Total Liabilities</b>	<b>6,160.95</b>
<b>Equity</b>	
Fund Balance	237,106.95
Net Income	-245.16
<b>Total Equity</b>	<b>236,861.79</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$243,022.74</b>

# Statement of Revenue and Expenses

September 2025

DISTRIBUTION ACCOUNT		TOTAL
	SEP 1 - SEP 30 2025	SEP 1 - SEP 30 2025 (YTD)
Income		
Cost of Goods Sold		
Gross Profit		
Expenses		
General Expenses		
Office Supplies	23.14	23.14
Professional Fees		
Accounting Fees	750.00	750.00
Total for Professional Fees	\$750.00	\$750.00
Total for General Expenses	\$773.14	\$773.14
Website, Software & Internet Expense	80.06	80.06
Total for Expenses	\$853.20	\$853.20
Net Operating Income	-\$853.20	-\$853.20
Other Income		
Interest Income	108.04	108.04
Sponsorship	500.00	500.00
Total for Other Income	\$608.04	\$608.04
Other Expenses		
Net Other Income	\$608.04	\$608.04
Net Income	-\$245.16	-\$245.16

# Statement of Cash Flows

September 2025 - August 2026

	Total
<b>OPERATING ACTIVITIES</b>	
Net Income	-325.22
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	280.00
Construction Clean Up Deposit (refundable)	-1,000.00
<b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>-720.00</b>
<b>Net cash provided by operating activities</b>	<b>-1,045.22</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>-1,045.22</b>
Cash at beginning of period	128,248.50
<b>CASH AT END OF PERIOD</b>	<b>\$127,203.28</b>