

Management Report

Cedar Highlands HOA

For the period ended December 31, 2025



CEDAR HIGHLANDS HOMEOWNERS ASSOCIATION

Prepared by

Western Legacy Enterprises, Inc

Prepared on

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Balance Sheet

As of December 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
General Checking Account	5,535.82
Savings - Equipment	4,800.00
Total General Checking Account	10,335.82
Money Market Deposits	12,420.08
Petty Cash	170.00
Savings - CD Accounts	0.00
SBSU CD 1851724	11,316.77
SBSU CD 1851732	11,316.77
SBSU CD 1851740	11,316.77
SBSU CD 1851757	11,316.77
SBSU CD 1851765	11,316.77
SBSU CD 1851773	10,967.73
Total Savings - CD Accounts	67,551.58
Total Bank Accounts	90,477.48
Accounts Receivable	
Accounts Receivable	-1,213.74
Total Accounts Receivable	-1,213.74
Other Current Assets	
Undeposited Funds	1,898.00
Total Other Current Assets	1,898.00
Total Current Assets	91,161.74
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	\$200,607.33
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	630.65
Total Accounts Payable	630.65
Other Current Liabilities	

	Total
Construction Clean Up Deposit (refundable)	5,000.00
Total Other Current Liabilities	5,000.00
Total Current Liabilities	5,630.65
Total Liabilities	5,630.65
Equity	
Fund Balance	239,615.42
Net Income	-44,638.74
Total Equity	194,976.68
TOTAL LIABILITIES AND EQUITY	\$200,607.33

Statement of Revenue and Expenses

December 1-31, 2025

	TOTAL	
	DEC 1 - DEC 31 2025	SEP 1 - DEC 31 2025 (YTD)
Income		
Transfer Fee	750.00	1,550.00
Fines		500.00
Total for Income	\$750.00	\$2,050.00
Gross Profit	\$750.00	\$2,050.00
Expenses		
General Expenses		
Bank Service Charges	10.00	20.00
Board Meeting Expenses	100.00	203.92
Insurance Expense	1,363.71	2,010.41
Office Supplies	9.92	64.02
Printing & Reproduction Expense	11.55	34.55
Professional Fees		
Legal Fees	1,469.70	8,393.49
Accounting Fees		1,065.00
Total for Professional Fees	\$1,469.70	\$9,458.49
Licenses & Permits		90.00
Postage, Box Fee & Freight		10.94
Repairs & Maintenance		66.96
Taxes		
County Property Tax		17.15
Total for Taxes		\$17.15
Total for General Expenses	\$2,964.88	\$11,976.44
Roads		
Road Maintenance	\$2,895.00	\$11,395.00
Road Materials & Supplies	283.55	11,908.75
Total for Road Maintenance	\$3,178.55	\$23,303.75
Roads - Snow Removal	6,500.00	13,000.00
Total for Roads	\$9,678.55	\$36,303.75
Website, Software & Internet Expense	80.06	320.24
Total for Expenses	\$12,723.49	\$48,600.43
Net Operating Income	-\$11,973.49	-\$46,550.43
Other Income		
Interest Income	605.85	1,405.40
Late Fee Income		6.29
Sponsorship		500.00
Total for Other Income	\$605.85	\$1,911.69
Net Other Income	\$605.85	\$1,911.69
Net Income	-\$11,367.64	-\$44,638.74

Statement of Cash Flows

September - December, 2025

	Total
OPERATING ACTIVITIES	
Net Income	-44,638.74
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	9,968.27
Accounts Payable	1,469.70
Construction Clean Up Deposit (refundable)	-3,000.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	8,437.97
Net cash provided by operating activities	-36,200.77
NET CASH INCREASE FOR PERIOD	-36,200.77
Cash at beginning of period	128,576.25
CASH AT END OF PERIOD	\$92,375.48