

Cimmaron Homeowners Association of Wake Forest (SF)

Balance Sheet For 5/31/2026

Cash & Cash Equivalent

Petty Cash	\$1,312.74
Alliance Bank - Operating - 5720	\$4,470.19
Alliance Bank - Reserve - 2606	\$102,634.33
Alliance Bank -Debit Card 7623	\$5,102.58

Total Cash & Cash Equivalent **\$113,519.84**

Accounts Receivable

Accounts Receivable	\$10,174.00
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Total Accounts Receivable **\$10,174.00**

Fixed Assets

Playground Equipment	\$43,043.00
Accumulated Depreciation	(\$36,422.69)

Total Fixed Assets **\$6,620.31**

Total Assets **\$130,314.15**

Accounts Payable

Accounts Payable	\$160.88
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Total Accounts Payable **\$160.88**

Other Current Liabilities

Pre-Paid Assessments	\$24,541.11
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Total Other Current Liabilities **\$24,541.11**

Reserve Funds

Reserve - General	\$128,073.88
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Total Reserve Funds **\$128,073.88**

General Fund

Prior Accumulated Surplus (deficit)	(\$29,743.87)
Net Income (Loss)	\$7,282.15

Total General Fund **(\$22,461.72)**

Total Liabilities / Equity **\$130,314.15**

Cimmaron Homeowners Association of Wake Forest (SF)

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue - Assessments							
4000 - Assessment Income	14,076.00	14,076.00	-	70,380.00	70,380.00	-	168,912.00
4009 - Less Monthly Reserves	-	-	-	-	-	-	(38,740.00)
4015 - Associate Transfer (TH)	-	1,188.00	(1,188.00)	-	5,940.00	(5,940.00)	14,256.00
4058 - Clubhouse Income	-	8.33	(8.33)	-	41.65	(41.65)	100.00
Total Revenue - Assessments	14,076.00	15,272.33	(1,196.33)	70,380.00	76,361.65	(5,981.65)	144,528.00
Revenue - Fees							
4200 - Administrative Collection Fees	(65.00)	-	(65.00)	260.00	-	260.00	-
4219 - Attorney Legal Fee	-	-	-	724.00	-	724.00	-
4250 - Late Fee	110.00	-	110.00	760.00	-	760.00	-
4260 - Returned Payment Income	25.00	-	25.00	85.00	-	85.00	-
4305 - Violation Fees	100.00	-	100.00	525.00	-	525.00	-
Total Revenue - Fees	170.00	-	170.00	2,354.00	-	2,354.00	-
Revenue - Other							
4800 - Interest Income	.36	-	.36	1.41	-	1.41	-
4801 - Interest - Reserve Funds	22.49	-	22.49	109.92	-	109.92	-
4856 - Pool Key Income	25.00	-	25.00	50.00	-	50.00	-
Total Revenue - Other	47.85	-	47.85	161.33	-	161.33	-
Total Income	14,293.85	15,272.33	(978.48)	72,895.33	76,361.65	(3,466.32)	144,528.00

Operating Expense

Administrative Expenses							
5000 - Review/Audit & Tax Prep	-	-	-	350.00	-	(350.00)	-
5025 - Attorney Collection Fees Paid	-	-	-	218.00	-	(218.00)	-
5040 - Insurance	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
5056 - Legal Fees	-	58.33	58.33	446.00	291.65	(154.35)	700.00
5060 - Management Fee	2,183.32	2,183.32	-	10,916.60	10,916.60	-	26,199.84
5072 - Postage & Administrative Supplies	119.54	333.33	213.79	2,054.12	1,666.65	(387.47)	4,000.00
5096 - Tax Prep/Audit	-	41.67	41.67	-	208.35	208.35	500.00
5099 - Miscellaneous Expense	-	41.67	41.67	-	208.35	208.35	500.00
6550 - Board Meeting Expense	52.23	66.67	14.44	365.47	333.35	(32.12)	800.00
Total Administrative Expenses	2,355.09	3,224.99	869.90	14,350.19	16,124.95	1,774.76	38,699.84
Repairs & Maintenance Expenses							
5245 - General Legal Matters	-	66.67	66.67	-	333.35	333.35	800.00
5280 - Social Activities Expense	199.86	250.00	50.14	199.86	1,250.00	1,050.14	3,000.00
5400 - General Maintenance	-	-	-	787.22	-	(787.22)	-
5423 - Roof Repairs and Maintenance	-	-	-	1,238.74	-	(1,238.74)	-
5438 - Fire Safety Monitor	-	-	-	684.26	-	(684.26)	-
5463 - Plumbing Repairs	160.88	-	(160.88)	160.88	-	(160.88)	-
5464 - Pest Control	-	58.33	58.33	85.00	291.65	206.65	700.00

Cimmaron Homeowners Association of Wake Forest (SF)

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5477 - Common Area Expense	-	20.83	20.83	-	104.15	104.15	250.00
5510 - HVAC Repair & Maintenance	163.13	-	(163.13)	163.13	-	(163.13)	-
Total Repairs & Maintenance Expenses	523.87	395.83	(128.04)	3,319.09	1,979.15	(1,339.94)	4,750.00
Grounds Expenses							
5755 - Landscaping Contract	1,937.00	1,937.00	-	9,685.00	9,685.00	-	23,244.00
5760 - Mulch / Flowers	-	166.67	166.67	-	833.35	833.35	2,000.00
5765 - Tree Removal/Trimming	1,400.00	94.85	(1,305.15)	9,650.00	474.25	(9,175.75)	1,138.16
5810 - Pool Contract	13,974.00	4,366.33	(9,607.67)	20,961.00	21,831.65	870.65	52,396.00
5811 - Pool Permit	-	25.00	25.00	300.00	125.00	(175.00)	300.00
5812 - Pool House	-	41.67	41.67	-	208.35	208.35	500.00
5815 - Pool Repair & Maintenance	121.27	125.00	3.73	4,038.57	625.00	(3,413.57)	1,500.00
5816 - Janitorial Services-Other	-	158.33	158.33	-	791.65	791.65	1,900.00
5818 - Pool Supplies	-	-	-	160.88	-	(160.88)	-
5822 - Pool Miscellaneous	562.61	166.67	(395.94)	562.61	833.35	270.74	2,000.00
6043 - Pet Waste Stations	-	41.67	41.67	214.43	208.35	(6.08)	500.00
Total Grounds Expenses	17,994.88	7,123.19	(10,871.69)	45,572.49	35,615.95	(9,956.54)	85,478.16
Security Expenses							
5999 - Debit Card-Pending Receipt	-	-	-	77.20	-	(77.20)	-
6033 - Website/App	-	75.00	75.00	-	375.00	375.00	900.00
Total Security Expenses	-	75.00	75.00	77.20	375.00	297.80	900.00
Utilities							
6222 - Electricity	-	583.33	583.33	780.72	2,916.65	2,135.93	7,000.00
6235 - Telephone	152.77	150.00	(2.77)	763.85	750.00	(13.85)	1,800.00
6275 - Trash Removal	-	83.33	83.33	-	416.65	416.65	1,000.00
6280 - Water & Sewer	-	408.33	408.33	749.64	2,041.65	1,292.01	4,900.00
Total Utilities	152.77	1,224.99	1,072.22	2,294.21	6,124.95	3,830.74	14,700.00
Total Expense	21,026.61	12,044.00	(8,982.61)	65,613.18	60,220.00	(5,393.18)	144,528.00
Operating Net Total	(6,732.76)	3,228.33	(9,961.09)	7,282.15	16,141.65	(8,859.50)	-
Net Total	(6,732.76)	3,228.33	(9,961.09)	7,282.15	16,141.65	(8,859.50)	-