

Cedar Hill Homeowners Association

Balance Sheet For 5/31/2025

Cash & Cash Equivalent

North State Bank Operating Account 7117	\$45,054.65
North State Bank MM Reserve Account 0742	\$93,471.78
North State Bank - Capital Project Account 0894	\$769.62

Total Cash & Cash Equivalent		\$139,296.05
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Accounts Receivable

Accounts Receivables	\$64,670.35
Allowance For Bad Debt	(\$10,182.16)

Total Accounts Receivable		\$54,488.19
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Other Current Assets

Prepaid Expenses	\$2,315.09
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Total Other Current Assets		\$2,315.09
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Total Assets		\$196,099.33
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Accounts Payable

Accounts Payable	\$25,390.87
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Total Accounts Payable		\$25,390.87
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Other Current Liabilities

Pre-Paid Assessments	\$26,508.96
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Total Other Current Liabilities		\$26,508.96
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Reserve Funds

Reserve Fund	\$228,394.53
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Total Reserve Funds		\$228,394.53
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General Fund

Prior Year Surplus/Deficit	(\$158,854.62)
Net Income (Loss)	\$74,659.59

Total General Fund		(\$84,195.03)
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Total Liabilities / Equity		\$196,099.33
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Cedar Hill Homeowners Association

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue - Assessments							
4000 - Homeowner Assessments	41,740.72	41,740.57	.15	205,648.97	205,648.67	.30	497,832.66
4001 - Operating Assessments	37,733.73	37,734.01	(.28)	185,908.47	185,909.03	(.56)	450,047.10
4010 - Reserve Funding	7,916.67	7,916.67	-	39,333.33	39,333.33	-	94,749.98
Total Revenue - Assessments	87,391.12	87,391.25	(.13)	430,890.77	430,891.03	(.26)	1,042,629.74
Revenue - Fees							
4200 - Administrative Collection Fees	260.00	-	260.00	390.00	-	390.00	-
4219 - Attorney Collection Fees	-	250.00	(250.00)	2,151.00	1,250.00	901.00	3,000.00
4250 - Late Fee Income	760.00	333.33	426.67	4,099.25	1,666.65	2,432.60	4,000.00
4260 - Returned Payment Income	30.00	33.33	(3.33)	210.00	166.65	43.35	400.00
Total Revenue - Fees	1,050.00	616.66	433.34	6,850.25	3,083.30	3,766.95	7,400.00
Revenue - Other							
4800 - Bank Interest	147.34	115.00	32.34	578.06	575.00	3.06	1,380.00
4841 - Choice Properties Income	-	325.00	(325.00)	1,025.65	1,625.00	(599.35)	3,900.00
Total Revenue - Other	147.34	440.00	(292.66)	1,603.71	2,200.00	(596.29)	5,280.00
Total Income	88,588.46	88,447.91	140.55	439,344.73	436,174.33	3,170.40	1,055,309.74

Operating Expense

Administrative Expenses							
5000 - Review/Audit & Tax Prep	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5002 - Administrative Collection Fees	-	333.33	333.33	555.00	1,666.65	1,111.65	4,000.00
5004 - Record Retention	-	34.50	34.50	19.00	172.50	153.50	414.00
5008 - Meeting Expense	440.00	8.33	(431.67)	495.00	41.65	(453.35)	100.00
5010 - Board Education	-	27.08	27.08	325.00	135.40	(189.60)	325.00
5020 - Bad Debt Expense	-	416.67	416.67	1,972.06	2,083.35	111.29	5,000.00
5025 - Attorney Collection Fees Paid	-	-	-	1,615.00	-	(1,615.00)	-
5040 - Insurance	16,334.15	16,759.17	425.02	97,441.27	83,795.85	(13,645.42)	201,110.00
5056 - Legal Expense	-	83.33	83.33	1,148.00	416.65	(731.35)	1,000.00
5060 - Management Fee	3,065.34	3,065.34	-	18,392.04	15,326.70	(3,065.34)	36,784.08
5072 - Postage/Copies/Mailings	933.62	328.98	(604.64)	5,718.41	1,644.90	(4,073.51)	3,947.80
5073 - Coupons	-	-	-	-	1,920.00	1,920.00	1,920.00
5097 - Website/Communications	-	55.00	55.00	55.00	275.00	220.00	660.00
Total Administrative Expenses	20,773.11	21,528.40	755.29	127,735.78	109,562.00	(18,173.78)	260,260.88
Repairs & Maintenance Expenses							
5400 - Repairs & Maintenance	5,760.00	12,500.00	6,740.00	29,715.08	62,500.00	32,784.92	150,000.00
5401 - Common Area Maint. Expenses	-	83.33	83.33	-	416.65	416.65	1,000.00
5402 - Drywall Repair	-	166.67	166.67	-	833.35	833.35	2,000.00
5403 - Engineering Services	1,200.00	633.33	(566.67)	1,200.00	3,166.65	1,966.65	7,600.00
5404 - Sidewalk Repair	-	83.33	83.33	-	416.65	416.65	1,000.00
5405 - Stairwell Repairs	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00

Cedar Hill Homeowners Association

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5407 - Drainage Repairs	-	666.67	666.67	-	3,333.35	3,333.35	8,000.00
5408 - Signs and Light Maintenance	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
5423 - Roof Repairs	-	3,333.33	3,333.33	2,827.00	16,666.65	13,839.65	40,000.00
5434 - Electrical Repairs	-	108.33	108.33	-	541.65	541.65	1,300.00
5436 - Dumpster Hauling/Trash & Furniture	785.00	989.99	204.99	5,765.22	4,949.95	(815.27)	11,879.90
5437 - Annual Fire Inspections	-	417.33	417.33	-	2,086.65	2,086.65	5,008.00
5440 - Fire Extinguishers Maintenance	150.00	100.00	(50.00)	1,847.88	500.00	(1,347.88)	1,200.00
5441 - Labor/Replace Bldg Lights	-	150.00	150.00	75.00	750.00	675.00	1,800.00
5448 - Powerwashing	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
5450 - Gutter Cleaning	-	275.00	275.00	2,600.00	1,375.00	(1,225.00)	3,300.00
5464 - Pest Control	-	416.67	416.67	4,045.00	2,083.35	(1,961.65)	5,000.00
5472 - Plumbing	8,278.51	6,070.33	(2,208.18)	38,896.72	30,351.65	(8,545.07)	72,844.00
Total Repairs & Maintenance Expenses	16,173.51	26,910.97	10,737.46	86,971.90	134,554.85	47,582.95	322,931.90
Grounds Expenses							
5755 - Grounds Maintenance Contract	3,142.00	3,242.00	100.00	16,010.00	16,210.00	200.00	38,904.00
5762 - Grounds Non-Contract	100.00	145.83	45.83	850.00	729.15	(120.85)	1,750.00
5765 - Tree service	-	333.33	333.33	425.00	1,666.65	1,241.65	4,000.00
5785 - Pet Stations	250.68	306.67	55.99	1,303.31	1,533.35	230.04	3,680.00
5811 - Pool Operator Contract	780.30	1,000.00	219.70	3,981.62	5,000.00	1,018.38	12,000.00
5816 - Pool Repairs	-	350.00	350.00	-	1,750.00	1,750.00	4,200.00
5819 - Pool Permit	-	25.00	25.00	-	125.00	125.00	300.00
5820 - Pool Furniture	-	8.33	8.33	-	41.65	41.65	100.00
Total Grounds Expenses	4,272.98	5,411.16	1,138.18	22,569.93	27,055.80	4,485.87	64,934.00
Utilities							
6200 - Electricity - Street Lighting	-	295.00	295.00	386.88	1,475.00	1,088.12	3,540.00
6220 - Electricity	2,371.51	2,836.92	465.41	11,541.64	14,184.60	2,642.96	34,043.00
6275 - Telephone	-	101.67	101.67	304.95	508.35	203.40	1,220.00
6280 - Waste Disposal/Trash Removal	2,326.17	1,800.00	(526.17)	8,418.52	9,000.00	581.48	21,600.00
6281 - Water - Stormwater	-	1,075.00	1,075.00	3,226.77	5,375.00	2,148.23	12,900.00
6282 - Water	7,552.34	11,916.67	4,364.33	50,592.44	59,583.35	8,990.91	143,000.00
Total Utilities	12,250.02	18,025.26	5,775.24	74,471.20	90,126.30	15,655.10	216,303.00
Reserve Fund Contribution							
8000 - Reserve Fund Contribution	7,916.67	7,916.67	-	39,333.33	39,333.33	-	94,749.98
Total Reserve Fund Contribution	7,916.67	7,916.67	-	39,333.33	39,333.33	-	94,749.98
Reserve Expenditures							
9001 - Reserve Expenses -Roof	-	-	-	13,603.00	-	(13,603.00)	-
Total Reserve Expenditures	-	-	-	13,603.00	-	(13,603.00)	-
Total Expense	61,386.29	79,792.46	18,406.17	364,685.14	400,632.28	35,947.14	959,179.76
Operating Net Total	27,202.17	8,655.45	18,546.72	74,659.59	35,542.05	39,117.54	96,129.98

Net Total	27,202.17	8,655.45	18,546.72	74,659.59	35,542.05	39,117.54	96,129.98
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