

Cedar Cove HOA
2025 Expense Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date	
Income													Income	
Association Dues	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00							\$86,400.00	
Total Income	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$86,400.00	
Expenses														
Utilities													Utilities	
Electricity	\$168.86	\$168.58	\$168.36	\$168.58	\$168.01	\$169.44							\$1,011.83	
Water	\$325.18		\$325.18		\$614.52								\$1,264.88	
Subtotal	\$494.04	\$168.58	\$493.54	\$168.58	\$782.53	\$169.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,276.71	2.6%
Maintenance													Maint.	
Lawn Care				\$5,619.63	\$15,276.25	\$3,300.00							\$24,195.88	
Snow Removal		\$7,041.25	\$5,850.00										\$12,891.25	
Trash Removal	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00							\$16,200.00	
Landscaping	\$2,500.00					\$750.00							\$3,250.00	
Subtotal	\$5,200.00	\$9,741.25	\$8,550.00	\$8,319.63	\$17,976.25	\$6,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56,537.13	65.4%
Repairs													Repairs	
Sprinklers and Waterlines					\$6,060.00	\$133.50							\$6,193.50	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$6,060.00	\$133.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,193.50	7.2%
Insurance													Insurance	
Insurance					\$703.00								\$703.00	0.8%
FMA Management Fees													FMA Fees	
FMA Fees	\$798.21	\$798.21	\$798.21	\$798.21	\$798.21	\$798.21							\$4,789.26	5.5%
Miscellaneous													Misc.	
Licenses/Fees/Permits	\$28.00												\$28.00	
Promotions and Advertising		\$262.05											\$262.05	
Other Professional Fees		\$515.00											\$515.00	
Bank Charges	\$45.32	\$43.16	\$52.57	\$45.03	\$46.57	\$46.57							\$279.22	
Miscellaneous	\$36.99	\$9.00	\$9.00	\$14.58	\$9.00	\$9.00							\$87.57	
Copies	\$2.60	\$1.30	\$1.30	\$65.26	\$1.56	\$2.08							\$74.10	
Envelopes	\$0.10	\$0.20	\$0.30	\$13.10	\$0.20	\$0.10							\$14.00	
Postage	\$2.27	\$1.83	\$5.78	\$91.87	\$2.86	\$2.17							\$106.78	
Office Expenses													\$0.00	
Subtotal	\$115.28	\$832.54	\$68.95	\$229.84	\$60.19	\$59.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,366.72	1.6%
Total Expenses	\$6,607.53	\$11,540.58	\$9,910.70	\$9,516.26	\$26,380.18	\$7,911.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,866.32	
Profit (Loss)	\$7,792.47	\$2,859.42	\$4,489.30	\$4,883.74	(\$11,980.18)	\$6,488.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,533.68	16.8%
Net Cash, End of Period*	\$43,168.47	\$43,902.71	\$47,672.01	\$54,370.56	\$40,899.19	\$45,707.85								100.0%

* Current month net cash may be misleading because of the timing of dues deposits, receipt of invoices, and payment checks issued. This summary assumes all dues are paid in the month shown. A large net cash value is necessary early in the year to offset the losses incurred during the summer months when expenses exceed income.

The \$262.05 under February Miscellaneous is the annual fee for the HOA website. The \$515 under February Miscellaneous is for the preparation and filing of the HOA taxes.

June lawn care is approximately half of the actual expense. Duncan Enterprises submitted a second invoice late in June which will show up in July expenses.