

**Cedar Cove HOA**  
**2025 Expense Summary**

|                                 | Jan         | Feb         | Mar    | Apr    | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    | Year to Date     |        |
|---------------------------------|-------------|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|--------|
| <b>Income</b>                   |             |             |        |        |        |        |        |        |        |        |        |        | <b>Income</b>    |        |
| Association Dues                | \$14,400.00 | \$14,400.00 |        |        |        |        |        |        |        |        |        |        | \$28,800.00      |        |
| <b>Total Income</b>             | \$14,400.00 | \$14,400.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$28,800.00      |        |
| <b>Expenses</b>                 |             |             |        |        |        |        |        |        |        |        |        |        |                  |        |
| <b>Utilities</b>                |             |             |        |        |        |        |        |        |        |        |        |        | <b>Utilities</b> |        |
| Electricity                     | \$168.86    | \$168.58    |        |        |        |        |        |        |        |        |        |        | \$337.44         |        |
| Water                           | \$325.18    |             |        |        |        |        |        |        |        |        |        |        | \$325.18         |        |
| <b>Subtotal</b>                 | \$494.04    | \$168.58    | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$662.62         | 2.3%   |
| <b>Maintenance</b>              |             |             |        |        |        |        |        |        |        |        |        |        | <b>Maint.</b>    |        |
| Lawn Care                       |             |             |        |        |        |        |        |        |        |        |        |        | \$0.00           |        |
| Snow Removal                    |             | \$7,041.25  |        |        |        |        |        |        |        |        |        |        | \$7,041.25       |        |
| Trash Removal                   | \$2,700.00  | \$2,700.00  |        |        |        |        |        |        |        |        |        |        | \$5,400.00       |        |
| Landscaping                     | \$2,500.00  |             |        |        |        |        |        |        |        |        |        |        | \$2,500.00       |        |
| <b>Subtotal</b>                 | \$5,200.00  | \$9,741.25  | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$14,941.25      | 51.9%  |
| <b>Repairs</b>                  |             |             |        |        |        |        |        |        |        |        |        |        | <b>Repairs</b>   |        |
| Sprinklers and Waterlines       |             |             |        |        |        |        |        |        |        |        |        |        | \$0.00           |        |
| <b>Subtotal</b>                 | \$0.00      | \$0.00      | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00           | 0.0%   |
| <b>Insurance</b>                |             |             |        |        |        |        |        |        |        |        |        |        | <b>Insurance</b> |        |
| Insurance                       |             |             |        |        |        |        |        |        |        |        |        |        | \$0.00           | 0.0%   |
| <b>FMA Management Fees</b>      |             |             |        |        |        |        |        |        |        |        |        |        | <b>FMA Fees</b>  |        |
| FMA Fees                        | \$798.21    | \$798.21    |        |        |        |        |        |        |        |        |        |        | \$1,596.42       | 5.5%   |
| <b>Miscellaneous</b>            |             |             |        |        |        |        |        |        |        |        |        |        | <b>Misc.</b>     |        |
| 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     |        |        |        |        |        |        |        |        |        |        | \$88.48          |        |
| Miscellaneous                   | \$36.99     | \$9.00      |        |        |        |        |        |        |        |        |        |        | \$45.99          |        |
| Copies                          | \$2.60      | \$1.30      |        |        |        |        |        |        |        |        |        |        | \$3.90           |        |
| Envelopes                       | \$0.10      | \$0.20      |        |        |        |        |        |        |        |        |        |        | \$0.30           |        |
| Postage                         | \$2.27      | \$1.83      |        |        |        |        |        |        |        |        |        |        | \$4.10           |        |
| Office Expenses                 |             |             |        |        |        |        |        |        |        |        |        |        | \$0.00           |        |
| <b>Subtotal</b>                 | \$115.28    | \$832.54    | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$947.82         | 3.3%   |
| <b>Total Expenses</b>           | \$6,607.53  | \$11,540.58 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$18,148.11      |        |
| <b>Profit (Loss)</b>            | \$7,792.47  | \$2,859.42  | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,651.89      | 37.0%  |
| <b>Net Cash, End of Period*</b> | \$43,168.47 | \$43,902.71 |        |        |        |        |        |        |        |        |        |        |                  | 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 Miscellaneous is the annual fee for the HOA website.  
The \$515 under Miscellaneous is for the preparation and filing of the HOA taxes.