

Cherokee Shore Owners Association

Monthly BOD and General Meeting

October 11, 2025

In attendance August Financial Report

Directors

Director Mark Lancaster – Financial

Director Mike Sims – Parks
President

Director Johnny Warren – Pools

Director John Carroll – Sanitation
Sec/Treasurer

OPEN POSITION

Officers

President – Karen Johnston

OPEN POSITION – Vice

Absent

Ashley Chambers-

Board of Directors Meeting

Call to order 9:05

Read Meeting Norms

Sanitation

Director Carroll received new quotes for compactor. The board reviewed the quotes and determined that clarification is needed regarding needing only one 30 yd. open top for maintenance yard.

Parks & Pool

Director Sims shared that both docks had been stained with two coats and that he is still getting some hard numbers for the courts.

The board discussed wants and needs for the pool remodel. Director Sims is obtaining quotes.

Roads

President Johnston reported that the John Deere had been repaired, and Director Warren reported that roads are being addressed daily.

Special Projects

Trunk or Treat, Oct. 31st, 6-8pm. President Johnston reported that candy and decorations were on the way.

Financials

Director Lancaster reported that collections billing went out last week for everyone owing less than \$2,000.

Adjourn 10:03

General Meeting

Call to order 10:15

Read Meeting Norms

Review/accept August Financial report

President Johnston read Sec./Treasurer Ms Chambers report.

Sanitation

Director Carroll reported that he is getting quotes for 2 compactors in an effort to keep up with the growing community. He also asked the members to remember to have their passes handy, and to be prepared to show them.

Parks & Pool

Director Sims reported that the rebuilt docks had now been stained, and that he is getting quotes for finishing the courts, and the pool remodel. He also shared that we would be cleaning up the other parks, and trimming the trees.

Roads

Director Warren reported that roads are being addressed daily. He asked the community to contact the office for any roads in need of repair, so we can address them.

Special Projects

Trunk or Treat, Oct. 31st, 6-8pm, at the clubhouse.

Financials

Members

Mr. Garner asked about the trash at the front of the community. President Johnston explained that it was part of the TRWD Community Clean up.

Mr. Sutton spoke regarding access to our docks, and that TRWD owns all docks, and we do not have the right to restrict him. President Johnston explained that the association Deed Restrictions does have the right to restrict members who are in arrears on

assessments or have been restricted for misuse. She further explained that according to HCSD, entering through those gates could/would be considered criminal trespassing. She stated that the association would look further into his claims of TRWD's rights and restrictions.

Adjourn 10:36

OCTOBER ROADS REPORT 2025

10-1 Regraveled Palo Pinto Pass

10-2 Tractor labor, picked up trash on Cherokee shores, gravel on Dakota, Shawnee Circle top base and gravel.

10-6 Finished fixing the John Deer

10-7 Picked up trash on Cherokee shores, Navarro, Double Bridge. Couch on Spearman, Loveseat, TV, and chair on Little Feather. Table on Cree and filled in a hole on Dakota.

10-8 Filled in holes on Running Bear. Trash picked up on Huntoon, Palo Pinto and Quannah, Picked up bathtub on Zuni.

10-9 Fixed big hole in driveway on Shawnee Cir. Filled holes on Dakota. Trash haul off Shawnee Cir. TV haul off couch picnic table Chillicothe and Broken Bow.

10-10 Filled holes on White Dove hauled off trash dump on White Dove. Spearman trash haul off. Indian Gap Trash haul off.

10-11 John Deere repairs, replaced battery and fuel line. Picked up trash around the bus stop and on Yuma and Dakota.

10-12 Went to look at a camper trailer off Double Bridge. Once torn down debris hauled off. Fixed ditch on White Face, will know if it worked once it rains.

10-14 Cleaned up the yard. Cleaned trash off a lot on Double Bridge. Trash pick up on Chillicothe. Trash pick up on Geronimo and Quannah.

10-15 Fixing steering wheel on John Deer

10-16 Yard clean up, packed dumpster down prepping and grading Dakota for gravel.

10-17 Box blade Dakota picked up fridge on Longhorn, bed on Bowie and trash on Running deer. Trash on Lake Arrowhead filled big hole on Deer Park Loop.

10-20 Prep drainage on Dakota and box bladed Dakota filled in holes on Sunray and Cayuga and Dakota.

10-21 Laid gravel on Dakota.

10-22 Potholes filled on Navarro, Kiowa and gravel on Dakota.

10-23 Graveled culvert on Spearman. Trash pick up on Dakota, Sawnee Circle and Indian Gap. More gravel on Dakota.

10-25 Gravel laid on Dakota and removing tree limbs. Trash on Shawnee Circle.

10-27 Laid gravel on Dakota all day.

10-29 Filled in a hole on Palo Pinto, filled in a hole on Shawnee Cir. and removed a tree on Shawnee. Removed fence parts and debris out of the road on Yuma.

10-30 Laid the 3rd round of rock on Dakota. Tree removal on Running Brook. Trash picked up on Dakota and Yuma.

Balance Sheet
Cherokee Shores Owners Association
As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	AS OF OCTOBER 31, 2025	AS OF OCTOBER 31, 2024 (PY)
Assets		
Current Assets		
Bank Accounts		
OPERATING ACCOUNT (2003) - 1	60,942.61	286,668.97
ROAD FUND ACCOUNT (8380) - 1	200,760.33	281,713.14
SAVINGS ACCOUNT (6708) - 1	179,148.87	55,598.21
WORKING ACCOUNT (0529) - 4	5,925.52	24,378.68
Total for Bank Accounts	\$446,777.33	\$648,359.00
Accounts Receivable		
Accounts Receivable (A/R)	3,874,659.26	3,650,107.35
Total for Accounts Receivable	\$3,874,659.26	\$3,650,107.35
Other Current Assets		
1499 Undeposited Funds	-6,905.78	-3,743.05
Credit Card Receivables	197.72	197.72
Paid in Advance Supplies	0.00	0.00
Payroll Refunds	0.03	0.02
QuickBooks Tax Holding Account	0.00	
Uncategorized Asset	8.90	197.72
Total for Other Current Assets	-\$6,699.13	-\$3,347.59
Total for Current Assets	\$4,314,737.46	\$4,295,118.76
Fixed Assets		
Accumulated Depreciation	-8,599.00	-8,599.00
Boat Docks/Piers	15,000.00	
Entrance Sign	5,069.75	
Fixed Assets	12,293.25	12,293.25
Playground	53,954.00	
Road Improvements	429,988.80	176,912.75
Tennis Courts Improvements	37,580.00	
Tractor 2018	23,856.24	23,856.24
Total for Fixed Assets	\$569,143.04	\$204,463.24
Other Assets		
Total for Assets	\$4,883,880.50	\$4,499,582.00

Balance Sheet
Cherokee Shores Owners Association
As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	AS OF OCTOBER 31, 2025	AS OF OCTOBER 31, 2024 (PY)
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 Accounts Payable	0.00	0.00
Total for Accounts Payable	\$0.00	\$0.00
Credit Cards		
Other Current Liabilities		
Direct Deposit Payable	0.00	0.00
Payroll Liabilities		
Federal Taxes (941/943/944)	2,268.13	1,185.36
Federal Unemployment (940)	334.18	225.67
TX Unemployment Tax	128.63	90.08
Total for Payroll Liabilities	\$2,730.94	\$1,501.11
Repayment		
Advance	0.00	
Total for Repayment	\$0.00	
Total for Other Current Liabilities	\$2,730.94	\$1,501.11
Total for Current Liabilities	\$2,730.94	\$1,501.11
Long-term Liabilities		
Loan 20114480	48,695.09	
Total for Long-term Liabilities	\$48,695.09	
Total for Liabilities	\$51,426.03	\$1,501.11
Equity		
3000 Opening Bal Equity	-8,601.54	-8,601.54
Retained Earnings	4,368,480.86	3,924,194.03
Net Income	472,575.15	582,488.40
Total for Equity	\$4,832,454.47	\$4,498,080.89
Total for Liabilities and Equity	\$4,883,880.50	\$4,499,582.00

Oct 2025 P&L

Cherokee Shores Owners Association

October 1-31, 2025

DISTRIBUTION ACCOUNT		TOTAL			
	OCT 1 - OCT 31 2025	OCT 1 - OCT 31 2024 (PY)	AUG 31 - SEP 30 2025 (PP)	APR 1 - OCT 31 2025 (YTD)	APR 1 - OCT 31 2024 (PY YTD)
Income					
Annual Road Assessment	10,463.98	7,586.39	9,039.09	95,634.25	106,595.21
Deed Restriction Fees	530.40		23.76	2,215.06	1,700.00
Keys Income	45.00	15.00	30.00	375.00	534.00
Late Charge	2,044.50	4,512.07	2,169.50	26,051.18	27,732.45
Lot Assessments	\$22,646.61	\$18,251.06	\$18,136.94	\$274,611.86	\$198,994.86
Write-off	-\$14,019.63	-\$2,239.49	-\$7,561.03	-\$70,781.61	-\$5,937.34
4999 Uncategorized Income	448.39	173.86		2,640.86	2,233.33
Total for Write-off	-\$13,571.24	-\$2,065.63	-\$7,561.03	-\$68,140.75	-\$3,704.01
Total for Lot Assessments	\$9,075.37	\$16,185.43	\$10,575.91	\$206,471.11	\$195,290.85
Pass Replacement Income	5.00			25.00	45.00
Permit Fee	225.00	620.00	1,275.00	5,081.00	2,835.00
Processing fee	167.09	50.00	50.51	722.09	989.30
Title Transfer and Resale	375.00	1,164.08	1,325.00	6,485.92	9,512.99
Unapplied Cash Payment Income	220.21	372.82	490.71	-1,605.76	-2,117.91
4203 Recycling Income				100.80	94.80
Mail Pass Fee Income					10.00
Mowing Income					75.00
Parks Fund		5.00		45.00	25.00
Pool Rental Fees				100.00	125.00
Road Improvement Fund					15.00
Scrap Income		89.30			109.30
Boat Dock Fees			360.00	360.00	
Sold Properties			3,500.00	3,500.00	
Total for Income	\$23,151.55	\$30,600.09	\$28,839.48	\$345,560.65	\$343,570.99
Cost of Goods Sold					
Gross Profit	\$23,151.55	\$30,600.09	\$28,839.48	\$345,560.65	\$343,570.99
Expenses					
Administrative Expenses	\$0.00			\$0.00	
Accounting Fees	250.00	200.00	250.00	1,550.00	1,200.00
Bank Charges	-18.92	14.00	0.00	40.15	107.87
Cleaning	\$300.00	\$200.00	\$200.00	\$1,600.00	\$1,500.00
Payroll Tax	25.80	17.20	17.20	137.60	129.00
Total for Cleaning	\$325.80	\$217.20	\$217.20	\$1,737.60	\$1,629.00
Electric	584.72	612.88	662.75	4,051.19	3,856.55
Internet	120.00	68.98	120.00	915.28	611.13
Mileage	53.20			231.20	142.71
Office Expense	1,307.15	831.19	676.08	9,646.99	6,506.76
Postage	1,998.18	803.00	1,328.33	8,554.78	6,526.06
Software	1,016.49	505.71	1,016.49	6,812.80	5,177.65
Title Records Fees	279.00		58.00	853.00	
Water	141.20	144.15	252.50	1,473.59	1,483.09
Website Maintenance	390.00	840.00	320.00	1,594.74	2,460.50
Bond Insurance					20,343.10
Election Expenses				250.00	200.00
Finance charges					24.57
Keys Made		330.00		337.47	351.65
P. O. Box Rental			188.00	188.00	170.00
Printing		94.68			94.68
Property and Liability Insurance					11,085.00
Property Taxes					866.68
Security		150.00		250.00	550.00
Special Projects/Events		103.11		1,326.04	103.11
Telephone		223.07		1,948.95	1,298.68
Attorney Fees			1,458.00	8,647.02	
Other Expenses			60.00	60.00	
Charitable Contribution				1,100.00	
Liability Insurance				37,421.00	
Repairs				274.56	
Total for Administrative Expenses	\$6,446.82	\$5,137.97	\$6,607.35	\$89,264.36	\$64,788.79
Architectural Dept.					
Arch Payroll	394.56		248.88	2,751.12	
Arch Payroll Tax	31.57		40.19	248.57	
ARC Supplies				259.84	849.72
Office Expense			18.89	18.89	124.31
Total for Architectural Dept.	\$426.13		\$307.96	\$3,278.42	\$974.03
Collection Fees	0.00			0.00	2,065.66

Oct 2025 P&L

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	OCT 1 - OCT 31 2025	OCT 1 - OCT 31 2024 (PY)	AUG 31 - SEP 30 2025 (PP)	APR 1 - OCT 31 2025 (YTD)	APR 1 - OCT 31 2024 (PY YTD)
Merchant deposit fees					
Credit Card Processing Fee	591.12	847.46	703.34	5,486.34	5,432.87
Total for Merchant deposit fees	\$591.12	\$847.46	\$703.34	\$5,486.34	\$5,432.87
Office Dept.					
Admin Payroll Exense	7,139.00	3,112.00	3,468.48	30,356.82	20,895.51
Admin Payroll Taxes	567.15	248.86	264.84	2,499.05	1,766.25
Total for Office Dept.	\$7,706.15	\$3,360.86	\$3,733.32	\$32,855.87	\$22,661.76
Parks and Pools Dept.					
Parks and Pools Dept. Payroll	565.50	576.00	2,273.17	12,759.59	8,837.65
Payroll Taxes	48.63	48.44	194.43	1,096.04	825.27
Supplies	355.69	548.92	1,588.36	6,900.70	4,856.94
Utilities	1,206.26	990.90	1,803.33	5,784.11	4,077.37
Contract Labor					1,656.87
Repairs and Maintenance				39.91	1.99
Equipment Repair				239.69	
Total for Parks and Pools Dept.	\$2,176.08	\$2,164.26	\$5,859.29	\$26,820.04	\$20,256.09
Payroll Expenses					
Taxes	0.00	0.00	0.00	0.00	0.00
Wages	0.00	0.00	0.00	0.00	0.00
Total for Payroll Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roads Dept.					
Contract Labor	5,360.00		3,444.00	14,228.00	
Equipment Repair	104.06		1,337.94	2,110.03	
Maintenance	91.48			1,278.48	1,762.71
Office	281.94	81.16	95.75	1,060.17	963.31
Road Compactor	562.17		190.81	972.97	
Road Material	2,790.00	1,951.71		9,962.00	12,587.39
Roads Dept. Payroll	2,892.00	1,488.00	1,967.82	15,003.82	14,261.10
Roads Dept. Payroll Taxes	248.70	126.35		1,096.50	1,122.95
Supplies	214.96	96.58	632.26	3,115.51	925.75
Fuel				49.00	
Total for Roads Dept.	\$12,545.31	\$3,743.80	\$7,668.58	\$48,827.48	\$31,672.21
Sanitation Dept					
Contract Labor	744.00	390.00	846.00	7,202.00	3,929.00
Payroll Taxes	170.75	113.83	113.83	944.27	816.52
Sanitation Dept Payroll	2,232.00	1,488.00	1,488.00	11,935.00	10,271.00
Trash Compactors	5,000.76	5,215.33	5,493.74	35,428.86	27,202.54
Utilities					
Electric	40.00	188.00	247.00	1,104.00	1,139.00
Water			252.50	830.36	551.61
Total for Utilities	\$40.00	\$188.00	\$499.50	\$1,934.36	\$1,690.61
Supplies				754.90	18.20
Total for Sanitation Dept	\$8,187.51	\$7,395.16	\$8,441.07	\$58,199.39	\$43,927.87
Bad Debts		-69.28		-67.97	-407.85
Unapplied Cash Bill Payment Expense					-23.80
Total for Expenses	\$38,079.12	\$22,580.23	\$33,320.91	\$264,663.93	\$191,347.63
Net Operating Income	-\$14,927.57	\$8,019.86	-\$4,481.43	\$80,896.72	\$152,223.36
Other Income					
Late Fee Income	10,219.50	2,176.48	8,194.68	38,365.15	3,210.12
Interest Income			114.63	190.87	70.38
Total for Other Income	\$10,219.50	\$2,176.48	\$8,309.31	\$38,556.02	\$3,280.50
Other Expenses					
Interest Paid	399.48		55.83	1,724.37	
Carlton Collection Fees					
Legal Recovery		-7.21		-78.20	508.41
Total for Carlton Collection Fees		-\$7.21		-\$78.20	\$508.41
Total for Other Expenses	\$399.48	-\$7.21	\$55.83	\$1,646.17	\$508.41
Net Other Income	\$9,820.02	\$2,183.69	\$8,253.48	\$36,909.85	\$2,772.09
Net Income	-\$5,107.55	\$10,203.55	\$3,772.05	\$117,806.57	\$154,995.45