

**Cherokee Shore Owners Association**

**Monthly BOD and General Meeting**

**September 13, 2025**

**In attendance**

**Directors**

Director Mark Lancaster – Financial

Director John Carroll – Sanitation  
Sec/Treasurer

Director Johnny Warren – Pools  
President

OPEN POSITION

**Officers**

President – Karen Johnston

Ashley Chambers-

OPEN POSITION – Vice

**Absent**

Director Mike Sims – Parks

**Board of Directors Meeting**

Call to order 9:03

Read Meeting Norms

Property owner Vera Jones addressed the board regarding her denied building permit. She discussed that the mobile home she was purchasing fell through. She decided to purchase a storage building, to be used for storage, and was asking the board to accept the “building” permit for the storage unit, without having to pay another application and permit fee. She had already resubmitted the updated information. The board reviewed the application, and the supporting documents. President Johnston made the motion to accept the property owner’s request. The board unanimously voted in favor of accepting the permit without any additional fees.

Review/accept August Meeting minutes

President Johnston made the motion to approve the August Meeting minutes.

Director Carroll – yes

Director Lancaster – yes

Director Warren - second

The motion to approve the August Meeting minutes passed.

Review/accept August Financial report

President Johnston made the motion to approve the August Financial Report.

Director Carroll – second

Director Lancaster – yes

Director Warren - yes

The motion to approve the August Financial Report passed.

Sanitation

Director Carroll discussed problems with Republic not picking up as scheduled.

Parks & Pool

Director Warren discussed that it was the last weekend for the pool to be open.

Roads

Director Warren discussed he would not be available for the next month, and possibly the following month. He discussed an opportunity for a backhoe purchase of \$1000, and would get the info of the year/make/model. He inquired about the status of the RV parked on Longhorn. It was communicated that it had been resolved.

Special Projects

President Johnston discussed that she had signed the association up as a group for the 09.27.2025 TRWD Community Clean-up. She also discussed Trunk or Treat, on 10.31.2025 from 6-8pm. She had ordered 2 signs, and would purchase the same amount of candy as last year, as well as trunk decorations.

Financials

President Johnston discussed she had purchased 2 more game cameras that had live feed through the app.

Adjourn 9:57

## **General Meeting**

Call to order 10:07

Read Meeting Norms

Review August Financial report

Sec/Treasurer Ms. Chambers reviewed the August financial report. There were no questions.

Sanitation

Director Carroll discussed the problem with the compactor pick up.

Parks & Pool

President Johnston discussed park lighting, and update on gate closures. She also discussed that we are obtaining quotes for a pool remodel.

Director Warren discussed this being the last weekend of the pool being opened.

#### Roads

Director Warren discussed that we are working on roads daily.

#### Special Projects

President Johnston reminded the community of the 09.27.2025 TRWD Community Clean-up, and Trunk or Treat, on 10.31.2025 from 6-8pm.

#### Financials

Adjourn 10:39

# Cherokee Shores Owners Association

## Balance Sheet

As of September 30, 2025

	As of Sep 30, 2025	Total As of Aug 31, 2025 (PP)	% Change
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
OPERATING ACCOUNT (2003) - 1	74,131.54	72,722.94	1.94%
ROAD FUND ACCOUNT (8380) - 1	191,713.70	186,674.44	2.70%
SAVINGS ACCOUNT (6708) - 1	180,287.25	181,311.00	-0.56%
WORKING ACCOUNT (0529) - 4	7,867.19	10,113.85	-22.21%
Total Bank Accounts	<b>\$ 453,999.68</b>	<b>\$ 450,822.23</b>	<b>0.70%</b>
Accounts Receivable			
Accounts Receivable (A/R)	3,876,368.46	3,925,503.61	-1.25%
Total Accounts Receivable	<b>\$ 3,876,368.46</b>	<b>\$ 3,925,503.61</b>	<b>-1.25%</b>
Other Current Assets			
1499 Undeposited Funds	-6,506.55	-6,112.62	-6.44%
Credit Card Receivables	197.72	197.72	0.00%
Uncategorized Asset	8.90	8.90	0.00%
Total Other Current Assets	<b>-\$ 6,299.90</b>	<b>-\$ 5,905.97</b>	<b>-6.67%</b>
Total Current Assets	<b>\$ 4,324,068.24</b>	<b>\$ 4,370,419.87</b>	<b>-1.06%</b>
Fixed Assets			
Accumulated Depreciation	-8,599.00	-8,599.00	0.00%
Boat Docks/Piers	15,000.00	15,000.00	0.00%
Entrance Sign	2,534.88	2,534.88	0.00%
Fixed Assets	12,293.25	12,293.25	0.00%
Playground	53,954.00	53,954.00	0.00%
Road Improvements	429,988.80	429,988.80	0.00%
Tennis Courts Improvements	37,580.00	37,580.00	0.00%
Tractor 2018	23,856.24	23,856.24	0.00%
Total Fixed Assets	<b>\$ 566,608.17</b>	<b>\$ 566,608.17</b>	<b>0.00%</b>
<b>TOTAL ASSETS</b>	<b>\$ 4,890,676.41</b>	<b>\$ 4,937,028.04</b>	<b>-0.94%</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
Current Liabilities			
Payroll Liabilities			
Federal Taxes (941/943/944)	1,556.96	1,478.78	5.29%
Federal Unemployment (940)	300.48	262.48	14.48%
TX Unemployment Tax	173.76	151.44	14.74%
Total Payroll Liabilities	<b>\$ 2,031.20</b>	<b>\$ 1,892.70</b>	<b>7.32%</b>
Total Other Current Liabilities	<b>\$ 2,031.20</b>	<b>\$ 1,892.70</b>	<b>7.32%</b>

<b>Total Current Liabilities</b>	<b>\$</b>	<b>2,031.20</b>	<b>\$</b>	<b>1,892.70</b>	<b>7.32%</b>
<b>Long-Term Liabilities</b>					
<b>Loan 20114480</b>		49,433.99		50,516.54	-2.14%
<b>Total Long-Term Liabilities</b>	<b>\$</b>	<b>49,433.99</b>	<b>\$</b>	<b>50,516.54</b>	<b>-2.14%</b>
<b>Total Liabilities</b>	<b>\$</b>	<b>51,465.19</b>	<b>\$</b>	<b>52,409.24</b>	<b>-1.80%</b>
<b>Equity</b>					
<b>3000 Opening Bal Equity</b>		-8,601.54		-8,601.54	0.00%
<b>Retained Earnings</b>		4,360,306.63		4,360,306.63	0.00%
<b>Net Income</b>		487,506.13		532,913.71	-8.52%
<b>Total Equity</b>	<b>\$</b>	<b>4,839,211.22</b>	<b>\$</b>	<b>4,884,618.80</b>	<b>-0.93%</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$</b>	<b>4,890,676.41</b>	<b>\$</b>	<b>4,937,028.04</b>	<b>-0.94%</b>

# Profit and Loss

## Cherokee Shores Owners Association

### September 2025

Distribution account	Total				
	Sep 1 - Sep 30 2025	Sep 1 - Sep 30 2024 (PY)	Apr 1 - Sep 30 2025 (YTD)	Apr 1 - Sep 30 2024 (PY YTD)	% of Income
<b>Income</b>					
Annual Road Assessment	9,042.99	6,411.11	85,174.45	99,008.82	31.35%
Boat Dock Fees	360.00	0	360.00	0	1.25%
Deed Restriction Fees	23.76	1,000.00	1,683.30	1,700.00	0.08%
Keys Income	30.00	30.00	330.00	519.00	0.10%
Late Charge	2,169.50	3,683.60	24,006.68	23,220.38	7.52%
Lot Assessments	18,150.40	18,984.30	251,992.83	180,743.80	62.92%
Write-off	-7,561.03	-1,745.69	-56,663.45	-3,697.85	-26.21%
4999 Uncategorized Income	0	91.06	2,192.70	2,059.47	0.00%
<b>Total for Write-off</b>	<b>-\$7,561.03</b>	<b>-\$1,654.63</b>	<b>-\$54,470.75</b>	<b>-\$1,638.38</b>	<b>-26.21%</b>
<b>Total for Lot Assessments</b>	<b>\$10,589.37</b>	<b>\$17,329.67</b>	<b>\$197,522.08</b>	<b>\$179,105.42</b>	<b>36.71%</b>
Permit Fee	1,252.19	299.72	4,833.19	2,215.00	4.34%
Processing fee	50.51	25.00	555.00	939.30	0.18%
Sold Properties	3,500.00	0	3,500.00	0	12.13%
Title Transfer and Resale	1,312.50	1,200.00	6,098.42	8,348.91	4.55%
Unapplied Cash Payment Income	516.46	-144.00	-1,750.99	-2,490.73	1.79%
4203 Recycling Income	0	0	100.80	114.80	0.00%
Mail Pass Fee Income	0	0	0	10.00	0.00%
Mowing Income	0	0	0	75.00	0.00%
Parks Fund	0	5.00	45.00	20.00	0.00%
Pass Replacement Income	0	5.00	20.00	45.00	0.00%
Pool Rental Fees	0	0	100.00	125.00	0.00%
Road Improvement Fund	0	0	0	15.00	0.00%
Scrap Income	0	0	0	0.00	0.00%
<b>Total for Income</b>	<b>\$28,847.28</b>	<b>\$29,845.10</b>	<b>\$322,577.93</b>	<b>\$312,970.90</b>	<b>100.00%</b>
<b>Gross Profit</b>	<b>\$28,847.28</b>	<b>\$29,845.10</b>	<b>\$322,577.93</b>	<b>\$312,970.90</b>	<b>100.00%</b>
<b>Expenses</b>					
Administrative Expenses					
Accounting Fees	250.00	0	1,300.00	1,000.00	0.87%
Attorney Fees	1,458.00	0	8,647.02	0	5.05%
Bank Charges	0.00	15.87	59.07	93.87	0.00%
Cleaning	200.00	200.00	1,300.00	1,300.00	0.69%
Payroll Tax	17.20	17.20	111.80	111.80	0.06%
<b>Total for Cleaning</b>	<b>\$217.20</b>	<b>\$217.20</b>	<b>\$1,411.80</b>	<b>\$1,411.80</b>	<b>0.75%</b>
Electric	662.75	603.08	3,466.47	3,243.67	2.30%
Internet	120.00	68.98	795.28	542.15	0.42%

Office Expense	676.08	332.39	8,339.84	5,675.57	2.34%
Other Expenses	60.00	0	60.00	0	0.21%
P. O. Box Rental	188.00	170.00	188.00	170.00	0.65%
Postage	1,328.33	0	6,556.60	5,723.06	4.60%
Software	1,016.49	867.08	5,796.31	4,671.94	3.52%
Title Records Fees	58.00	0	574.00	0	0.20%
Water	252.50	131.90	3,135.72	1,338.94	0.88%
Website Maintenance	380.00	60.00	1,264.74	1,620.50	1.32%
Bond Insurance	0	0	0	20,343.10	0.00%
Election Expenses	0	0	250.00	200.00	0.00%
Finance charges	0	0	0	24.57	0.00%
Keys Made	0	0	337.47	21.65	0.00%
Mileage	0	0	178.00	142.71	0.00%
Property and Liability Insurance	0	0	0	11,085.00	0.00%
Property Taxes	0	0	0	866.68	0.00%
Security	0	150.00	250.00	400.00	0.00%
Telephone	0	202.72	1,948.95	1,075.61	0.00%
Charitable Contribution	0	0	1,100.00	0	0.00%
Liability Insurance	0	0	37,421.00	0	0.00%
Repairs	0	0	274.56	0	0.00%
Special Projects/Events	0	0	1,326.04	0	0.00%
<b>Total for Administrative Expenses</b>	<b>\$6,667.35</b>	<b>\$2,819.22</b>	<b>\$84,680.87</b>	<b>\$59,650.82</b>	<b>23.11%</b>
Architectural Dept.					
Arch Payroll	248.88	0	2,356.56	0	0.86%
Arch Payroll Tax	40.19	0	217.00	0	0.14%
Office Expense	18.89	0	18.89	124.31	0.07%
ARC Supplies	0	487.12	259.84	849.72	0.00%
<b>Total for Architectural Dept.</b>	<b>\$307.96</b>	<b>\$487.12</b>	<b>\$2,852.29</b>	<b>\$974.03</b>	<b>1.07%</b>
Merchant deposit fees					
Credit Card Processing Fee	687.82	495.12	4,895.22	4,585.41	2.38%
<b>Total for Merchant deposit fees</b>	<b>\$687.82</b>	<b>\$495.12</b>	<b>\$4,895.22</b>	<b>\$4,585.41</b>	<b>2.38%</b>
Office Dept.					
Admin Payroll Exense	3,468.48	3,179.57	23,217.82	17,783.51	12.02%
Admin Payroll Taxes	264.84	261.68	1,931.90	1,517.39	0.92%
<b>Total for Office Dept.</b>	<b>\$3,733.32</b>	<b>\$3,441.25</b>	<b>\$25,149.72</b>	<b>\$19,300.90</b>	<b>12.94%</b>
Parks and Pools Dept.					
Parks and Pools Dept. Payroll	2,273.17	1,422.00	12,194.09	8,261.65	7.88%
Payroll Taxes	194.43	108.78	1,047.41	776.83	0.67%
Supplies	1,588.36	687.36	6,545.01	4,308.02	5.51%
Contract Labor	0	460.00	0	1,656.87	0.00%
Repairs and Maintenance	0	0	39.91	1.99	0.00%
Utilities	1803.33	1,190.43	2,774.52	3,086.47	6.25%
Equipment Repair	0	0	239.69	0	0.00%

<b>Total for Parks and Pools Dept.</b>	<b>\$5,859.29</b>	<b>\$3,868.57</b>	<b>\$22,840.63</b>	<b>\$18,091.83</b>	<b>20.31%</b>
<b>Roads Dept.</b>					
Contract Labor	3,444.00	0	8,868.00	0	11.94%
Equipment Repair	1,337.94	0	2,005.97	0	4.64%
Office	95.75	55.31	778.23	882.15	0.33%
Road Compactor	190.81	0	410.80	0	0.66%
Roads Dept. Payroll	1,967.82	1,312.00	12,111.82	12,773.10	6.82%
Supplies	632.26	181.94	2,900.55	829.17	2.19%
Fuel	0	49.00	0	49.00	0.00%
Maintenance	0	0	1,187.00	1,762.71	0.00%
Road Material	0	0	7,172.00	10,635.68	0.00%
Roads Dept. Payroll Taxes	0	112.39	847.80	996.60	0.00%
<b>Total for Roads Dept.</b>	<b>\$7,668.58</b>	<b>\$1,710.64</b>	<b>\$36,282.17</b>	<b>\$27,928.41</b>	<b>26.58%</b>
<b>Sanitation Dept</b>					<b>0</b>
Contract Labor	846.00	75.00	6,458.00	3,539.00	2.93%
Payroll Taxes	113.83	160.66	773.52	702.69	0.39%
Sanitation Dept Payroll	1,488.00	1,963.00	9,703.00	8,783.00	5.16%
Trash Compactors	5,493.74	2,920.04	30,428.10	21,987.21	19.04%
Utilities					0.00%
Electric	247.00	210.00	1,064.00	951.00	0.86%
Water	252.50	0	830.36	551.61	0.88%
<b>Total for Utilities</b>	<b>\$499.50</b>	<b>\$210.00</b>	<b>\$1,894.36</b>	<b>\$1,502.61</b>	<b>1.73%</b>
Supplies			754.90	18.20	0.00%
<b>Total for Sanitation Dept</b>	<b>\$8,441.07</b>	<b>\$5,328.70</b>	<b>\$50,011.88</b>	<b>\$36,532.71</b>	<b>29.26%</b>
Bad Debts	0	-69.28	-67.97	-338.57	0.00%
Collection Fees	0	265.20	0	2,065.66	0.00%
Unapplied Cash Bill Payment Expense	0	0	0	-23.80	0.00%
<b>Total for Expenses</b>	<b>\$33,365.39</b>	<b>\$18,346.54</b>	<b>\$226,644.81</b>	<b>\$168,767.40</b>	<b>115.66%</b>
<b>Net Operating Income</b>	<b>-\$4,518.11</b>	<b>\$11,498.56</b>	<b>\$95,933.12</b>	<b>\$144,203.50</b>	<b>-15.66%</b>
<b>Other Income</b>					
Interest Income	114.63	35.77	190.87	70.38	0.40%
Late Fee Income	8,186.88	638.64	27,976.82	1,033.64	28.38%
<b>Total for Other Income</b>	<b>\$8,301.51</b>	<b>\$674.41</b>	<b>\$28,167.69</b>	<b>\$1,104.02</b>	<b>28.78%</b>
<b>Other Expenses</b>					
Interest Paid	55.83	0	1,324.89	0	0.19%
Carlton Collection Fees					
Legal Recovery	0	-34.00	-78.20	515.62	0.00%
<b>Total for Carlton Collection Fees</b>	<b>0.00</b>	<b>-\$34.00</b>	<b>-\$78.20</b>	<b>\$515.62</b>	<b>0.00%</b>
<b>Total for Other Expenses</b>	<b>\$55.83</b>	<b>-\$34.00</b>	<b>\$1,246.69</b>	<b>\$515.62</b>	<b>0.19%</b>
<b>Net Other Income</b>	<b>\$8,245.68</b>	<b>\$708.41</b>	<b>\$26,921.00</b>	<b>\$588.40</b>	<b>28.58%</b>
<b>Net Income</b>	<b>\$3,727.57</b>	<b>\$12,206.97</b>	<b>\$122,854.12</b>	<b>\$144,791.90</b>	<b>12.92%</b>



