

Balance Sheet
Cherokee Shores Owners Association
As of January 31, 2026

Distribution account	Total	
	As of January 31, 2026	As of January 31, 2025 (PY)
Assets		
Current Assets		
Bank Accounts		
OPERATING ACCOUNT (2003) - 1	32,035.46	281,553.36
ROAD FUND ACCOUNT (8380) - 1	210,386.05	281,701.14
SAVINGS ACCOUNT (6708) - 1	175,846.26	55,788.28
WORKING ACCOUNT (0529) - 4	9,533.94	21,798.20
Total for Bank Accounts	\$427,801.71	\$640,840.98
Accounts Receivable		
Accounts Receivable (A/R)	3,894,955.58	3,579,128.03
Total for Accounts Receivable	\$3,894,955.58	\$3,579,128.03
Other Current Assets		
1499 Undeposited Funds	-6,704.27	-6,149.54
Credit Card Receivables	197.72	197.72
Paid in Advance Supplies	0.00	0.00
Payroll Refunds	0.03	0.03
Uncategorized Asset	8.90	197.72
Total for Other Current Assets	-\$6,497.62	-\$5,754.07
Total for Current Assets	\$4,316,259.67	\$4,214,214.94
Fixed Assets		
Accumulated Depreciation	-8,599.00	-8,599.00
Boat Docks/Piers	15,000.00	15,000.00
Entrance Sign	5,069.75	0
Fixed Assets	12,293.25	12,293.25
Playground	53,954.00	0
Road Improvements	429,988.80	176,912.75
Tennis Courts Improvements	37,580.00	0
Tractor 2018	23,856.24	23,856.24
Total for Fixed Assets	\$569,143.04	\$219,463.24
Total for Assets	\$4,885,402.71	\$4,433,678.18
Liabilities and Equity		
Liabilities		
Payroll Liabilities		
Federal Taxes (941/943/944)	1,802.31	936.34
Federal Unemployment (940)	-17.53	-44.89
TX Unemployment Tax	140.50	124.54
Total for Payroll Liabilities	\$1,925.28	\$1,015.99

Total for Current Liabilities	\$1,925.28	\$1,015.99
Long-term Liabilities		
Loan 20114480	47,496.17	0
Total for Long-term Liabilities	\$47,496.17	\$0.00
Total for Liabilities	\$49,421.45	\$1,015.99
Equity		
3000 Opening Bal Equity	-8,601.54	-8,601.54
Retained Earnings	4,376,910.46	3,923,692.56
Net Income	467,672.34	517,571.17
Total for Equity	\$4,835,981.26	\$4,432,662.19
Total for Liabilities and Equity	\$4,885,402.71	\$4,433,678.18

JANUARY 2026 ROADS REPORT

1-1 Tractor work on Shawnee Cir, Quannah Rd, Buffalo Springs Rd. and Palo Pinto Pass.

1-3 Trash clean up on Sunray St, Whiteface Dr, Eskota St. Inca Trl, and Lake Arrowhead Dr. Tables and chairs moved onto Huntoon Trl.

1-4 Trash pick up on Cherokee Shores Rd, Double Bridge Rd, and Choctaw Dr. Ottawa Dr, and Cayuga Dr.

1-7 Trash pickup on Double Bridge Rd. & Quannah Rd.

1-8 Trash pickup on Indian Gap Rd. and bus stop.

1-9 Talk to Henderson County Sheriff about security cameras. Trash pickup on Zuni Rd. and Aztec Dr.

1-10 Trash pickup on Pocahontas St. and Little Feather Rd.

1-12 Trash on Inca Dr. and Sunray St.

1-14 Conversated with the game warden about the situation on Kokomo Dr. Trash clean up on Quannah Rd. and Chillacothel Trl.

1-15 Picked up trash on the bus stop and Aztec Dr. worked on the John Deere.

1-16 patched fuel tank on Mahindra. Fixed fuel line on the John Deere Tractor.

1-13 Filled potholes on Palo Pinto Pass. Graveled the big hole cluster on Palo Pinto Pass.

1-16 Trash pickup Indian Gap Rd., Cherokee Shores Dr. and Inca Trl.

1-17 Trash pickup on Aztec Dr., Indian Gap Rd., Broken Bow Dr. and Cherokee Shores Dr.

1-18 Trash pick up on Quanah Rd., Sunray St. and tractor yard.

1-19 Mowed bus stop on Cherokee Shores Dr.

1-20 Picked up trash on Cherokee Shores Dr., Double Bridge Rd., Zuni Rd., Chillicothe Trl., Quanah., Palo pinto pass

1-21 Trash pickup on Quanah Rd., Waurika St., Box spring and mattress by bus stop.

1-22 Removed trash on Inca Trl., Double Bridge Rd., Quanah Dakota Dr., N Cherokee Shores Dr., Chickasaw Dr. Filled up pot holes on Custer Rd. & White Dove Trl.

1-22 Mowed Double Bridge Rd., Cleaned trash on Quanah Rd., Double Bridge Rd. Small trees Removed on Cherokee Shores Dr. Cleaned up bus stop.

1-23 Picked up trash & gravel

1-24 Geronimo Trl., Sunray St., Double Bridge Rd., Red Bluff loop, Chillicothe Trl. Picked up trash

1-26 Tree removed on Quanah Black Hawk Dr., Pala Pinto Pass

1-29 Trash

1-30 Double Bridge Rd., end of Cherokee Shores, Quanah, Kickapoo,
Buffalo Springs., Inca., Moccasin., Cahoma., Black Hawk.,
Neches., Red Water Refrigerator, Table, Mail box, Trash

1-31 Box blade and gravel on Dakota Dr.

Financial Activities
Cherokee Shores Owners Association
January 2026

Distribution account	Total				
	Jan 1 - Jan 31 2026	Dec 1 - Dec 31 2025 (PP)	Jan 1 - Jan 31 2025 (PY)	Apr 1 2025 - Jan 31 2026 (YTD)	Apr 1 2024 - Jan 31 2025 (PY YTD)
Income					
Annual Road Assessment	2,549.67	7,270.87	5,970.89	118,429.58	123,135.73
Deed Restriction Fees	900.00	663.00	200.00	4,237.66	1,900.00
Keys Income	30.00	30.00	23.00	435.00	617.00
Late Charge	1,427.16	3,022.57	3,257.57	36,313.74	38,773.60
Lot Assessments	7,478.67	17,293.05	8,450.86	330,681.85	235,625.28
Write-off	-4,194.49	-14,388.58	-1,578.00	-116,016.11	-17,266.46
4999 Uncategorized Income	100.00	450.18	345.48	3,759.40	3,089.68
Total for Write-off	-\$4,094.49	-\$13,938.40	-\$1,232.52	-\$112,256.71	-\$14,176.78
Total for Lot Assessments	\$3,384.18	\$3,354.65	\$7,218.34	\$218,425.14	\$221,448.50
Permit Fee	550.00	1,000.00	1,100.00	7,331.00	4,661.50
Processing fee	38.33	25.00	26.50	1,064.24	1,405.80
Title Transfer and Resale	360.00	600.00	1,100.00	8,295.92	12,006.74
Unapplied Cash Payment Income	17.28	90.00	805.59	-1,358.48	-601.57
4203 Recycling Income	0	0	0	100.80	204.10
Booth Rental for Fall Festival	0	0	0	0	155.00
Mail Pass Fee Income	0	0	0	0	10.00
Mowing Income	0	0	0	0	75.00
Parks Fund	0	0	0	50.00	25.00
Pass Replacement Income	0	5.00	0	30.00	45.00
Pool Rental Fees	0	0	0	100.00	125.00
Road Improvement Fund	0	0	0	0	15.00
Scrap Income	0	0	0	0	0.00
Boat Dock Fees	0	0	0	360.00	0
Sold Properties	0	0	0	3,500.00	0
Total for Income	\$9,256.62	\$16,061.09	\$19,701.89	\$397,314.60	\$404,001.40
Gross Profit	\$9,256.62	\$16,061.09	\$19,701.89	\$397,314.60	\$404,001.40
Expenses					
Administrative Expenses					
Attorney Fees	1,000.00	315.31	2,952.00	13,669.33	5,006.50
Bank Charges	10.00	10.00	12.00	53.96	155.87
Cleaning	200.00	200.00	200.00	2,200.00	2,158.27
Payroll Tax	17.20	17.20	17.20	189.20	185.60
Total for Cleaning	\$217.20	\$217.20	\$217.20	\$2,389.20	\$2,343.87
Electric	485.55	481.97	335.48	5,536.33	5,178.96
Internet	120.00	120.00	75.23	1,275.28	836.82
Liens	1,065.00	0	0	1,065.00	0
Office Expense	762.16	17.16	137.78	11,098.15	7,392.19
Postage	1,919.37	280.15	1,727.84	11,117.52	10,166.14
Printing	118.95	0	0	118.95	94.68
Property Taxes	162.00	0	0	1,365.75	866.68
Software	1,002.63	1,023.42	879.88	9,855.34	7,443.12
Water	140.84	293.53	569.68	2,191.32	2,434.30
Website Maintenance	287.00	120.00	188.75	2,351.74	3,192.25
Accounting Fees	250	250.00	200.00	2,050.00	1,800.00

Bond Insurance	0	0	0	0	170.10
Charitable Contribution	0	0	0	2,100.00	1,000.00
Election Expenses	0	0	0	250.00	200.00
Finance charges	0	0	0	0	24.57
Keys Made	0	233.82	15.14	728.25	667.18
Liability Insurance	0	0	0	37,421.00	31,211.00
Mileage	0	0	0	231.20	142.71
P. O. Box Rental	0	0	0	188.00	170.00
Property and Liability Insurance	0	0	0	0	47.00
Security	0	0	0	250.00	850.00
Special Projects/Events	0	0	0	1,326.04	381.98
Telephone	0	0	220.96	1,948.95	1,945.02
Gifts	0	1,085.74	0	1,085.74	0
Repairs	0	600.00	0	874.56	0
Title Records Fees	0	0	0	853.00	0
Total for Administrative Expenses	\$7,540.70	\$5,048.30	\$7,531.94	\$111,394.61	\$83,720.94
Architectural Dept.					
Arch Payroll	359.64	877.44	0	4,137.12	0
Arch Payroll Tax	30.93	1.94	0	293.79	0
ARC Supplies	0	0	0	259.84	1,049.72
Office Expense	0	0	0	18.89	124.31
Total for Architectural Dept.	\$390.57	\$879.38		\$4,709.64	\$1,174.03
Merchant deposit fees					
Credit Card Processing Fee	161.39	414.08	255.17	6,626.69	6,632.33
Total for Merchant deposit fees	\$161.39	\$414.08	\$255.17	\$6,626.69	\$6,632.33
Office Dept.					
Admin Payroll Exense	3,447.90	3,636.98	2,504.22	41,326.42	31,028.56
Admin Payroll Taxes	296.52	362.17	215.37	3,496.21	2,580.72
Total for Office Dept.	\$3,744.42	\$3,999.15	\$2,719.59	\$44,822.63	\$33,609.28
Parks and Pools Dept.					
Parks and Pools Dept. Payroll	645.25	593.44	145.00	14,621.78	9,910.18
Payroll Taxes	55.50	50.95	12.47	1,256.11	918.68
Utilities	0.00	0	0	6,034.11	6,131.66
Contract Labor	0	0	0	0	1,656.87
Repairs and Maintenance	0	7.25	0	39.91	1.99
Supplies	0	95.00	0	7,000.97	5,531.00
Equipment Repair	0	0	0	239.69	0
Total for Parks and Pools Dept.	\$700.75	\$746.64	\$157.47	\$29,192.57	\$24,150.38
Roads Dept.					
Maintenance	70.69	0	0	1,349.17	3,066.04
Office	186.19	186.19	145.19	1,432.55	1,114.86
Road Compactor	992.25	910.13	0	3,431.57	0
Roads Dept. Payroll	4,276.00	4,240.00	1,474.00	25,961.49	19,436.39
Roads Dept. Payroll Taxes	367.74	329.67	126.76	1,613.58	1,530.03
Supplies	34.07	0	0	3,321.01	925.75
Fuel	0	677.90	0	677.90	49.00
Road Material	0	8,274.02	700.00	22,697.48	14,336.80
Contract Labor	0	340.55	0	17,648.00	0
Equipment Repair	0	0	0	2,450.58	0
Total for Roads Dept.	\$5,926.94	\$14,958.46	\$2,445.95	\$80,583.33	\$40,458.87
Sanitation Dept					
Contract Labor	75.00	204.00	225.00	7,830.00	4,634.00

Payroll Taxes	122.64	109.09	126.64	1,289.83	1,217.05
Sanitation Dept Payroll	1,426.00	1,426.00	1,472.50	16,275.00	15,499.79
Trash Compactors	2,896.35	4,889.41	3,393.98	46,656.67	38,111.05
Utilities					
Electric	226.00	39.00	193.00	1,405.00	1,548.00
Water	140.84	0.00	131.90	971.20	727.51
Total for Utilities	\$366.84	\$39.00	\$324.90	\$2,376.20	\$2,275.51
Supplies				754.90	18.20
Total for Sanitation Dept	\$4,886.83	\$6,667.50	\$5,543.02	\$75,182.60	\$61,755.60
Bad Debts	0	0	0	-67.97	-474.52
Collection Fees	0	0	0	0.00	2,065.66
Unapplied Cash Bill Payment Expense	0	0	0	0	-23.80
Total for Expenses	\$23,351.60	\$32,713.51	\$18,653.14	\$352,444.10	\$253,068.77
Net Operating Income	-\$14,144.98	-\$16,652.42	\$1,048.75	\$44,570.50	\$150,932.63
Other Income					
Late Fee Income	3,551.80	7,098.48	3,107.62	59,888.43	10,026.40
Carlton Fees Collected	0	0	0	0	0
Legal Recovery	0	0	0	165.30	-508.41
Total for Carlton Fees Collected				\$165.30	-\$508.41
Interest Income	0	112.53	0	303.40	105.45
Total for Other Income	\$3,551.80	\$7,211.01	\$3,107.62	\$60,357.13	\$9,623.44
Other Expenses					
Interest Paid	394.62	683.22	0	3,940.59	0
Reconciliation Discrepancies-1	300	-300.00	0	-300.00	0
Total for Other Expenses	\$694.62	\$383.22	\$0.00	\$3,640.59	\$0.00
Net Other Income	\$3,157.18	\$6,827.79	\$3,107.62	\$56,716.54	\$9,623.44
Net Income	-\$10,987.80	-\$9,824.63	\$4,156.37	\$101,287.04	\$160,556.07