

**CEDAR HOLLOW at TARA
CONDOMINIUM ASSOCIATION, INC.**

For the Month Ending

**MARCH
2025**

**Unaudited
Financial Statement**

**Prepared by
Progressive Community Management
Sarasota, Florida**

Cedar Hollow at Tara Condominium Association Inc

FUND BALANCE SHEET

As of: 03/31/2025

Assets

Account	Operating	Reserves	Other	Total
Checking - Truist 0402	\$19,425.74			\$19,425.74
Money Market - Truist 0410		\$115,656.05		\$115,656.05
Cadence Reserves MM - 7945		\$58,198.63		\$58,198.63
Ameris Bank CD 2/9/25 4.75%		\$107,845.36		\$107,845.36
Cadence CD - 1191 7/18/25 1%		\$168,158.43		\$168,158.43
CD - Bank United - 9057- 06/14/25 3.95%		\$116,352.62		\$116,352.62
CD Liberty Svg Bank - 05/30/25 - 4.16%		\$205,927.45		\$205,927.45
CD -Bank United - 8296 - 04/26/25		\$74,597.46		\$74,597.46
Interfund Transfer	(\$9,234.06)			(\$9,234.06)
Interfund Transfer		(\$8,765.94)		(\$8,765.94)
Interfund Transfer			\$18,000.00	\$18,000.00
Assessments Due	\$11.78			\$11.78
Utility Deposits	\$530.00			\$530.00
Prepaid Insurance	\$50,502.04			\$50,502.04
Prepaid Income Tax	\$1,520.00			\$1,520.00
Total Assets	\$62,755.50	\$837,970.06	\$18,000.00	\$918,725.56

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$43,046.01			\$43,046.01
Total Liabilities	\$43,046.01	\$0.00	\$0.00	\$43,046.01

Equity

Account	Operating	Reserves	Other	Total
S/A Alloc-Hurricane Damage			\$18,000.00	\$18,000.00
BegBal - Reserve Interest		\$45,900.58		\$45,900.58
Current Year Reserve Interest		\$4,847.12		\$4,847.12
BegBal - Pool		\$23,540.91		\$23,540.91
Alloc- Pool		\$587.76		\$587.76
BegBal - Roof Replacement		\$574,698.35		\$574,698.35
Alloc - Roof Replacement		\$13,812.75		\$13,812.75
BegBal - Bldg Restoration		(\$17,639.56)		(\$17,639.56)
Alloc - Bldg Restoration		\$5,465.49		\$5,465.49
BegBal - Driveway		\$163,509.72		\$163,509.72
Alloc - Driveway		(\$84.00)		(\$84.00)
BegBal-Sprinkler Replace		\$7,500.00		\$7,500.00
Alloc - Sprinkler Replace		\$4,046.01		\$4,046.01
BegBal - Roof Cleaning		\$11,566.44		\$11,566.44
Alloc - Roof Cleaing		\$218.49		\$218.49
Fund Balance	\$62,566.34			\$62,566.34
Current Year Net Income/(Loss)	(\$42,856.85)	\$0.00	\$0.00	(\$42,856.85)

Account	Operating	Reserves	Other	Total
Total Equity	\$19,709.49	\$837,970.06	\$18,000.00	\$875,679.55
Total Liabilities & Equity	\$62,755.50	\$837,970.06	\$18,000.00	\$918,725.56

Cedar Hollow at Tara Condominium Association Inc

INCOME STATEMENT

Start: 03/01/2025 | End: 03/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010 Maintenance Assessments	29,712.50	29,714.42	(1.92)	89,137.50	89,143.26	(5.76)	356,573.00
5030 Fees(Rental & Sales Apps)	400.00	166.67	233.33	850.00	500.01	349.99	2,000.00
5040 Misc Income	924.00	66.67	857.33	924.00	200.01	723.99	800.00
5050 Interest Income	0.25	0.00	0.25	47.34	0.00	47.34	0.00
5051 Interest Income & Late Fees	(1.39)	0.00	(1.39)	185.63	0.00	185.63	0.00
Income Total	31,035.36	29,947.76	1,087.60	91,144.47	89,843.28	1,301.19	359,373.00
Total Income	31,035.36	29,947.76	1,087.60	91,144.47	89,843.28	1,301.19	359,373.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
7010 Water & Sewer	0.00	216.67	216.67	397.21	650.01	252.80	2,600.00
7020 Backflow Expense	0.00	625.00	625.00	1,176.64	1,875.00	698.36	7,500.00
7050 Electricity	1,174.52	1,166.67	(7.85)	3,376.70	3,500.01	123.31	14,000.00
7140 Fire Sprinkler Testing	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
7145 Fire Sprinkler Maintenance	1,112.80	958.33	(154.47)	5,467.88	2,874.99	(2,592.89)	11,500.00
7150 Insurance - Property	41,307.34	12,500.00	(28,807.34)	69,858.02	37,500.00	(32,358.02)	150,000.00
7210 Pest Control	0.00	375.00	375.00	1,545.00	1,125.00	(420.00)	4,500.00
7240 Lawn Maintenance/Landscaping	23,025.99	4,916.67	(18,109.32)	27,917.19	14,750.01	(13,167.18)	59,000.00
7245 Annual Plant Maintenance	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
7255 Renewal Program	0.00	1,083.33	1,083.33	0.00	3,249.99	3,249.99	13,000.00
7270 Tree Trimming	3,570.00	666.67	(2,903.33)	8,070.00	2,000.01	(6,069.99)	8,000.00
7280 Irrigation Maintenance	2,886.86	583.33	(2,303.53)	3,091.64	1,749.99	(1,341.65)	7,000.00
7310 Pool Maintenance	425.00	441.67	16.67	1,275.00	1,325.01	50.01	5,300.00
7330 Pool Supplies & Repairs	0.00	250.00	250.00	247.26	750.00	502.74	3,000.00
7340 Pool Heat	0.00	583.33	583.33	1,525.38	1,749.99	224.61	7,000.00
7350 Repairs & Maintenance	980.15	1,250.00	269.85	4,913.16	3,750.00	(1,163.16)	15,000.00
7395 Roof Repair	0.00	416.67	416.67	1,310.00	1,250.01	(59.99)	5,000.00
7400 Janitorial	0.00	295.00	295.00	600.00	885.00	285.00	3,540.00
7460 Legal & Professional	585.00	291.67	(293.33)	688.50	875.01	186.51	3,500.00
7470 Audit & Tax Preparation	0.00	57.92	57.92	0.00	173.76	173.76	695.00
7480 Management Fees	1,546.92	1,546.92	0.00	4,640.76	4,640.76	0.00	18,563.00
7490 Postage/Printing/Miscellaneous	355.26	416.67	61.41	1,559.86	1,250.01	(309.85)	5,000.00
7495 Bank Fees & Coupons	3.15	33.33	30.18	6.30	99.99	93.69	400.00
7500 Licenses/Fees/Dues	61.25	22.92	(38.33)	445.25	68.76	(376.49)	275.00
7520 Income Tax	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
7570 Contingencies	0.00	166.67	166.67	389.57	500.01	110.44	2,000.00
7590 Hurricane Damages	0.00	0.00	0.00	(4,500.00)	0.00	4,500.00	0.00
Expense Total	77,034.24	29,947.78	(47,086.46)	134,001.32	89,843.34	(44,157.98)	359,373.00
Total Expense	77,034.24	29,947.78	(47,086.46)	134,001.32	89,843.34	(44,157.98)	359,373.00
Net Income	(45,998.88)	(0.02)	(45,998.86)	(42,856.85)	(0.06)	(42,856.79)	0.00