Cedarcrest II Homeowners Association

2025–2026 Community Investment Report

Fiscal Year: June 1, 2025 – May 31, 2026

About This Report

This report summarizes the projects completed during the 2025–2026 fiscal year in homeowner-friendly language. The complete accounting records prepared by Treasurer Cameron DeWitt are attached at the end of this report as Appendix A (Balance Sheet) and Appendix B (Profit & Loss). Those reports contain the official debits, credits and account balances, while this report explains how those investments improved Cedarcrest II.

A Year of Building for the Future

When the current Board began serving in June 2025, the entrances showed years of deferred maintenance. Before HOA funds were spent, volunteers removed approximately 30 overgrown boxwoods, demolished failing brick borders, cleaned the beds and prepared all four entrances for reconstruction. Those volunteer efforts saved the Association thousands of dollars.

Before – Original Entrance

Volunteer Demolition & Cleanup

Completed Entrance – Phase 2

Completed Evening Landscape

Phase 1 – Building the Foundation (Approx. $6,500)

All four entrance beds were rebuilt from scratch. Phase 1 included decorative stone, premium soil, flowers, landscape lighting, licensed electrical repairs, sprinkler repairs following freeze damage, and the initial landscape installation. The Board also upgraded the Lawn Service of Tulsa maintenance agreement to include year-round sprinkler management, tree trimming, cleanup and landscape care.

Phase 2 – Completing the Vision (Approx. $6,200)

During Spring 2026, the decorative stone installed in Phase 1 was permanently cemented into professionally curved borders. Additional soil, perennial landscaping, seasonal flowers and finishing touches completed the project. Today Cedarcrest II features four professionally landscaped entrances.

Operating Expenses

Recurring operating expenses consisted primarily of the Lawn Service of Tulsa maintenance agreement, City of Tulsa water, PSO electric, HOA communications, dues campaign, website, Welcome Wagon, community events and routine administration.

Phase 3 – Fall 2026

The Board's next planned project is repairing and securing the decorative metal fence panels located within both entrance walls. Loose hardware will be repaired and the Board will evaluate repainting the decorative metal black. Residents are also invited to the Cedarcrest II Chili Cook-Off and HOA Meeting on October 18, 2026.

Official Financial Reports

The following documents are attached as part of this report:
Appendix A – Cedarcrest II HOA Balance Sheet (As of May 31, 2026)
Appendix B – Cedarcrest II HOA Profit & Loss (June 1, 2025 – May 31, 2026)

* These reports below were prepared by Treasurer Cameron DeWitt and represent the Association's official accounting records.

Appendix A – Official Balance Sheet

Cedar Crest II HOA

Balance Sheet

As of May 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Cedar Crest 2 (9060) - 1	8,601.94
In-Kind	0.00
Petty Cash	80.50
Restricted Cash - Flowerbed Fund	0.00
Total for Bank Accounts	**$8,682.44**
Other Current Assets	
Undeposited Funds	0.00
Total for Other Current Assets	**$0.00**
Total for Current Assets	**$8,682.44**
Total for Assets	**$8,682.44**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Oklahoma Tax Commission Payable	0.00
Prepaid Dues	5,223.27
Prepaid (Flowerbed Funds)	0.00
Total for Other Current Liabilities	**$5,223.27**
Total for Current Liabilities	**$5,223.27**
Total for Liabilities	**$5,223.27**
Equity	
Opening Balance Equity	9,806.16
Retained Earnings	-3,323.43
Net Income	-3,023.56
Total for Equity	**$3,459.17**
Total for Liabilities and Equity	**$8,682.44**

Appendix B – Official Profit & Loss

Cedar Crest II HOA

Profit and Loss

June 1, 2025-May 31, 2026

	TOTAL
Income	
Annual Dues	$11,550.00
PayPal Fees	0.00
Total for Annual Dues	**$11,550.00**
Fundraisers	
1 HOA Donation	25.00
Flowerbeds	2,557.90
Pie Bake-Off	100.00
Total for Fundraisers	**$2,682.90**
Unapplied Cash Payment Revenue	0.00
Total for Income	**$14,232.90**
Gross Profit	**$14,232.90**
Expenses	
Bank Fees	15.00
Dues & Subscriptions	369.08
HOA Communications	212.69
HOA Purchases	$251.38
4th of July Party	1,323.29
Total for HOA Purchases	**$1,574.67**
Lawn/Landscape Service	$6,500.00
New Flowerbed	4,848.70
Total for Lawn/Landscape Service	**$11,348.70**
Postal Expenses	555.61
QB Transaction Fees	38.00
Repair & Maintenance	1,592.73
Utilities	
AEP/PSO	334.59
City of Tulsa (Water)	1,215.39
Total for Utilities	**$1,549.98**
Total for Expenses	**$17,256.46**
Net Operating Income	**-$3,023.56**
Net Income	**-$3,023.56**