

Cherry Ridge Owners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income Operating							
40000 - Operating Assessment	-	-	-	88,242.35	88,242.35	-	88,242.35
40010 - Interest Revenue- Bank Operating	1.36	-	1.36	2.80	-	2.80	-
40100 - Late Fee	600.00	-	600.00	650.00	-	650.00	-
40120 - Interest	25.04	-	25.04	49.58	-	49.58	-
Total Income Operating	626.40	-	626.40	88,944.73	88,242.35	702.38	88,242.35
Total Income	626.40	-	626.40	88,944.73	88,242.35	702.38	88,242.35
Operating Expense							
Administrative & General							
50000 - Management Contract	1,190.00	1,158.50	(31.50)	2,025.84	2,317.00	291.16	13,902.00
50200 - Bad Debt	-	222.92	222.92	-	445.84	445.84	2,675.00
50250 - Reserve Study	-	-	-	-	-	-	150.00
50300 - Operating Contingency	-	8.33	8.33	-	16.66	16.66	100.00
50350 - Legal	242.50	83.33	(159.17)	242.50	166.66	(75.84)	1,000.00
50400 - Audit/Tax Prep	-	-	-	-	-	-	325.00
50550 - Assoc. Operating Expenses	3,016.17	83.36	(2,932.81)	3,016.17	166.72	(2,849.45)	1,000.35
50750 - Website	-	8.33	8.33	-	16.66	16.66	100.00
51150 - Management Extra	302.40	168.75	(133.65)	302.40	337.50	35.10	2,025.00
Total Administrative & General	4,751.07	1,733.52	(3,017.55)	5,586.91	3,467.04	(2,119.87)	21,277.35
Utilities							
52000 - Electricity	82.26	102.08	19.82	82.26	204.16	121.90	1,225.00
52050 - Water / Sewer	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
Total Utilities	82.26	1,602.08	1,519.82	82.26	3,204.16	3,121.90	19,225.00
Landscaping							
54000 - Landscape Contract	3,424.00	3,499.00	75.00	7,520.00	6,998.00	(522.00)	41,988.00
54010 - Irrigation Repairs	-	166.67	166.67	-	333.34	333.34	2,000.00
54020 - Landscape Improvements	84.47	125.00	40.53	168.94	250.00	81.06	1,500.00
54080 - Landscape - Barkdust	-	-	-	-	51.00	51.00	51.00
Total Landscaping	3,508.47	3,790.67	282.20	7,688.94	7,632.34	(56.60)	45,539.00
Maintenance & Repairs							
55100 - Backflow	-	-	-	-	500.00	500.00	500.00
55450 - Lighting Maintenance	-	8.33	8.33	-	16.66	16.66	100.00
55900 - Bioswale	-	125.00	125.00	-	250.00	250.00	1,500.00
56100 - Fence Maintenance	-	-	-	-	51.00	51.00	51.00
56600 - Sidewalk Repair	-	4.17	4.17	-	8.34	8.34	50.00
Total Maintenance & Repairs	-	137.50	137.50	-	826.00	826.00	2,201.00
Total Expense	8,341.80	7,263.77	(1,078.03)	13,358.11	15,129.54	1,771.43	88,242.35
Operating Net Total	(7,715.40)	(7,263.77)	(451.63)	75,586.62	73,112.81	2,473.81	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income Reserve							
41000 - Reserve Assessments	-	-	-	14,061.81	14,061.81	-	14,061.81
41010 - Interest Revenue-Bank	15.27	-	15.27	29.77	-	29.77	-
Total Income Reserve	15.27	-	15.27	14,091.58	14,061.81	29.77	14,061.81
Total Income	15.27	-	15.27	14,091.58	14,061.81	29.77	14,061.81
Reserve Net Total	15.27	-	15.27	14,091.58	14,061.81	29.77	14,061.81
Net Total	(7,700.13)	(7,263.77)	(436.36)	89,678.20	87,174.62	2,503.58	14,061.81