Cherrywood II HOA Financial Statement
12/31/2025

	2024	2025			
	Actual	Budget	Actual	Variance	Notes
Income					
Homeowner fees	$ 6,375.00	$ 8,500.00	$ 8,500.00	$ -	*Budgeting for 85 Homes*
Other Fees	719.10	400.00	436.17	36.17	*2024 = 2 Home sales = $500. Fees from prior yr $257 less Venmo fees = $83. Budget 2 home sales*
Interest	16.30	-	17.29	17.29	
Total Income	7,110.40	8,900.00	8,953.46	53.46	
Expenses					
Block Party	-	500.00	396.78	(103.22)	
Insurance	2,364.00	2,500.00	2,422.00	(78.00)	*Director Bond, Insurance.*
Misc. Expenses	491.88	500.00	302.09	(197.91)	*Primarily Google Fees*
Meeting Room	-	75.00	-	(75.00)	*Zoom expenses*
Printing/postage	74.70	100.00	213.15	113.15	*for mailings for those not on email list*
Post office box	232.00	250.00	-	(250.00)	*2026 renewal not paid until 2026*
Corp./Legal	(3,055.00)	-	-	-	
Landscaping	3,000.00	3,000.00	3,946.10	946.10	*Retention pond maintenance $3,000*
Office Supplies	-	100.00	51.54	(48.46)	
Fence	-	1,000.00	-	(1,000.00)	*Repaint fence/Misc. Repairs*
Total Expenses	3,107.58	8,025.00	7,331.66	(693.34)	
Adjustment to cash basis				-	
Net Income	$ 4,002.82	$ 875.00	$ 1,621.80	$ 746.80	

Elevations CU			
Bank balance	12/31/2024		$ 33,215.21
	12/31/2025	Checking	1,789.52
		Savings	33,047.49
		Cert of Dep	-
			$ 34,837.01

Treasurer
12/31/2025