

**Balance Sheet**

Cherry Creek South Metropolitan District #1  
End Date: 01/31/2024

Date: 2/15/2024  
Time: 4:38 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Petty Cash - On Site	\$ 500.00	\$ -	\$ 500.00
Operating Account - Citywide Banks	85,146.99	-	85,146.99
Operating Account - Enterprise Bank	23,108.44	-	23,108.44
<b>Total: Cash</b>	<b>\$ 108,755.43</b>	<b>\$ -</b>	<b>\$ 108,755.43</b>
<b>Reserves</b>			
Reserve Account - Citywide Banks	-	609,234.22	609,234.22
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 609,234.22</b>	<b>\$ 609,234.22</b>
<b>Accounts Receivable</b>			
Accounts Receivable	47,413.43	-	47,413.43
<b>Total: Accounts Receivable</b>	<b>\$ 47,413.43</b>	<b>\$ -</b>	<b>\$ 47,413.43</b>
<b>Other Assets</b>			
Opr: Due from Reserve Fund	8,420.67	-	8,420.67
<b>Total: Other Assets</b>	<b>\$ 8,420.67</b>	<b>\$ -</b>	<b>\$ 8,420.67</b>
Prepays	1,900.00	-	1,900.00
<b>Total: Assets</b>	<b>\$ 166,489.53</b>	<b>\$ 609,234.22</b>	<b>\$ 775,723.75</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	16,610.90	-	16,610.90
Res: Due to Operating Fund	-	8,420.67	8,420.67
Prepaid Assessments	81,382.41	-	81,382.41
<b>Total: Liabilities</b>	<b>\$ 97,993.31</b>	<b>\$ 8,420.67</b>	<b>\$ 106,413.98</b>
<b>Equity</b>			
Operating Fund Balance	58,114.11	-	58,114.11
Reserve Fund Balance	-	605,018.72	605,018.72
<b>Total: Equity</b>	<b>\$ 58,114.11</b>	<b>\$ 605,018.72</b>	<b>\$ 663,132.83</b>
Net Income Gain/Loss	-	(4,205.17)	(4,205.17)
Net Income Gain/Loss	10,382.11	-	10,382.11
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 166,489.53</b>	<b>\$ 609,234.22</b>	<b>\$ 775,723.75</b>

**Income Statement - Operating**Cherry Creek South Metropolitan District #1  
01/01/2024 to 01/31/2024

Date: 2/15/2024

Time: 4:38 pm

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
6300-00 Homeowner District Fees	\$59,040.00	\$59,000.00	\$40.00	\$59,040.00	\$59,000.00	\$40.00	\$708,000.00
6310-00 Builder Assessment	7,968.00	7,968.00	-	7,968.00	7,968.00	-	95,616.00
6315-00 Ironstone / Hunters Chase Owners District Fees	10,368.00	10,356.00	12.00	10,368.00	10,356.00	12.00	124,272.00
6340-00 Legal Fee	648.53	300.00	348.53	648.53	300.00	348.53	3,800.00
6345-00 Late Fee	1,376.00	400.00	976.00	1,376.00	400.00	976.00	5,000.00
6350-00 Interest	122.62	100.00	22.62	122.62	100.00	22.62	1,200.00
6370-00 Miscellaneous	40.00	-	40.00	40.00	-	40.00	-
6374-00 Amenity User Fee	2,676.18	3,000.00	(323.82)	2,676.18	3,000.00	(323.82)	65,000.00
6385-00 General Fund Contribution	-	-	-	-	-	-	65,000.00
Total Income	\$82,239.33	\$81,124.00	\$1,115.33	\$82,239.33	\$81,124.00	\$1,115.33	\$1,067,888.00
Total OPERATING INCOME	\$82,239.33	\$81,124.00	\$1,115.33	\$82,239.33	\$81,124.00	\$1,115.33	\$1,067,888.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	4,790.34	2,200.00	(2,590.34)	4,790.34	2,200.00	(2,590.34)	176,000.00
6406-00 Gas / Electric	4,243.13	4,917.00	673.87	4,243.13	4,917.00	673.87	59,000.00
6415-00 Telephone / Communication	705.02	584.00	(121.02)	705.02	584.00	(121.02)	7,000.00
6418-00 Security	-	250.00	250.00	-	250.00	250.00	3,200.00
6420-00 Landscape Contract & Maintenance	9,378.75	5,231.00	(4,147.75)	9,378.75	5,231.00	(4,147.75)	235,000.00
6423-00 Common Tree Care Program	-	-	-	-	-	-	25,000.00
6427-00 Grounds Maintenance & Supplies	-	383.00	383.00	-	383.00	383.00	18,000.00
6429-00 Pool	1,242.54	2,900.00	1,657.46	1,242.54	2,900.00	1,657.46	142,000.00
Supplies/Repairs/Maintenance							
6431-00 Tennis Court	-	-	-	-	-	-	5,000.00
6455-00 Building Maintenance Supply	5,092.76	4,000.00	(1,092.76)	5,092.76	4,000.00	(1,092.76)	65,000.00
6475-00 Rec Center Office	421.50	1,000.00	578.50	421.50	1,000.00	578.50	12,000.00
Total Community Expenses	\$25,874.04	\$21,465.00	(\$4,409.04)	\$25,874.04	\$21,465.00	(\$4,409.04)	\$747,200.00
Admin Expenses							
6505-00 Professional Fee - Legal	1,910.53	1,333.00	(577.53)	1,910.53	1,333.00	(577.53)	25,000.00
6510-00 Professional Fee - Audit/Accounting	-	832.00	832.00	-	832.00	832.00	10,000.00
6515-00 Professional Fee - Management/Other	6,620.00	6,566.00	(54.00)	6,620.00	6,566.00	(54.00)	78,800.00
6520-00 Insurance Coverage	19,852.00	32,000.00	12,148.00	19,852.00	32,000.00	12,148.00	32,000.00
6530-00 General Admin	672.00	1,050.00	378.00	672.00	1,050.00	378.00	16,000.00
6575-00 Rec Center Payroll	16,846.04	18,035.00	1,188.96	16,846.04	18,035.00	1,188.96	278,000.00
6576-00 Rec Center Payroll Tax	82.61	100.00	17.39	82.61	100.00	17.39	2,400.00
6579-00 Workers Comp Insurance	-	-	-	-	-	-	3,200.00
6590-00 Bad Debt	-	-	-	-	-	-	5,000.00
Total Admin Expenses	\$45,983.18	\$59,916.00	\$13,932.82	\$45,983.18	\$59,916.00	\$13,932.82	\$450,400.00
Contributions							
7500-00 Reserve Contributions	-	45,500.00	45,500.00	-	45,500.00	45,500.00	182,000.00
Total Contributions	\$-	\$45,500.00	\$45,500.00	\$-	\$45,500.00	\$45,500.00	\$182,000.00
Total OPERATING EXPENSE	\$71,857.22	\$126,881.00	\$55,023.78	\$71,857.22	\$126,881.00	\$55,023.78	\$1,379,600.00
Net Income:	\$10,382.11	(\$45,757.00)	\$56,139.11	\$10,382.11	(\$45,757.00)	\$56,139.11	(\$311,712.00)



## Income Statement - Reserve

Cherry Creek South Metropolitan District #1  
01/01/2024 to 01/31/2024

Date: 2/15/2024

Time: 4:38 pm

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME							
Reserve Income							
8000-02 Reserve Contribution	\$-	\$45,500.00	(\$45,500.00)	\$-	\$45,500.00	(\$45,500.00)	\$182,000.00
8150-02 Reserve Interest	5.16	-	5.16	5.16	-	5.16	-
Total Reserve Income	\$5.16	\$45,500.00	(\$45,494.84)	\$5.16	\$45,500.00	(\$45,494.84)	\$182,000.00
Total RESERVE INCOME	\$5.16	\$45,500.00	(\$45,494.84)	\$5.16	\$45,500.00	(\$45,494.84)	\$182,000.00
RESERVE EXPENSE							
Reserve Expenses							
9055-03 Reserve Expense - Common Property	4,210.33	-	(4,210.33)	4,210.33	-	(4,210.33)	-
Total Reserve Expenses	\$4,210.33	\$-	(\$4,210.33)	\$4,210.33	\$-	(\$4,210.33)	\$-
Total RESERVE EXPENSE	\$4,210.33	\$-	(\$4,210.33)	\$4,210.33	\$-	(\$4,210.33)	\$-
Net Reserve:	(\$4,205.17)	\$45,500.00	(\$49,705.17)	(\$4,205.17)	\$45,500.00	(\$49,705.17)	\$182,000.00