

**Balance Sheet**Cherry Creek South Metropolitan District #1
End Date: 03/31/2023Date: 4/17/2023
Time: 11:46 am
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	Operating	Reserve	Total
Assets			
Cash			
Petty Cash - On Site	\$ 500.00	\$ -	\$ 500.00
Operating Account - Citywide Banks	112,343.99	-	112,343.99
Operating Account - Enterprise Bank	36,385.53	-	36,385.53
Total: Cash	\$ 149,229.52	\$ -	\$ 149,229.52
Reserves			
Reserve Account - Citywide Banks	-	729,304.54	729,304.54
Total: Reserves	\$ -	\$ 729,304.54	\$ 729,304.54
Accounts Receivable			
Accounts Receivable	35,231.62	-	35,231.62
Total: Accounts Receivable	\$ 35,231.62	\$ -	\$ 35,231.62
Other Assets			
Opr: Due from Reserve Fund	75,745.40	-	75,745.40
Res: Due from Operating Fund	-	50,000.00	50,000.00
Total: Other Assets	\$ 75,745.40	\$ 50,000.00	\$ 125,745.40
Total: Assets	\$ 260,206.54	\$ 779,304.54	\$ 1,039,511.08
Liabilities & Equity			
Liabilities			
Accounts Payable	10,844.38	-	10,844.38
Opr: Due to Reserves	50,000.00	-	50,000.00
Res: Due to Operating Fund	-	75,745.40	75,745.40
Prepaid Assessments	81,544.18	-	81,544.18
Clearing Account	(44.00)	-	(44.00)
Total: Liabilities	\$ 142,344.56	\$ 75,745.40	\$ 218,089.96
Equity			
Operating Fund Balance	123,644.30	-	123,644.30
Reserve Fund Balance	-	732,837.27	732,837.27
Total: Equity	\$ 123,644.30	\$ 732,837.27	\$ 856,481.57
Net Income Gain/Loss	-	(29,278.13)	(29,278.13)
Net Income Gain/Loss	(5,782.32)	-	(5,782.32)
Total: Liabilities & Equity	\$ 260,206.54	\$ 779,304.54	\$ 1,039,511.08



Income Statement - Operating
 Cherry Creek South Metropolitan District #1
 03/01/2023 to 03/31/2023

Date: 4/17/2023
 Time: 11:46 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner District Fees	\$59,040.00	\$61,920.00	(\$2,880.00)	\$177,120.00	\$185,760.00	(\$8,640.00)	\$743,040.00
6310-00 Builder Assessment	7,968.00	7,968.00	-	23,904.00	23,904.00	-	95,616.00
6315-00 Ironstone @ Stroh Ranch Owners District Fees	10,368.00	8,928.00	1,440.00	31,104.00	26,784.00	4,320.00	107,136.00
6340-00 Legal Fee	-	400.00	(400.00)	16.00	1,200.00	(1,184.00)	5,000.00
6345-00 Late Fee	1,581.00	400.00	1,181.00	1,711.00	1,200.00	511.00	5,000.00
6370-00 Miscellaneous	140.00	-	140.00	140.00	-	140.00	-
6374-00 Amenity User Fee	6,587.25	3,000.00	3,587.25	19,307.80	9,000.00	10,307.80	60,000.00
6385-00 General Fund Contribution	-	-	-	-	-	-	50,000.00
Total Income	\$85,684.25	\$82,616.00	\$3,068.25	\$253,302.80	\$247,848.00	\$5,454.80	\$1,065,792.00
Total OPERATING INCOME	\$85,684.25	\$82,616.00	\$3,068.25	\$253,302.80	\$247,848.00	\$5,454.80	\$1,065,792.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	1,765.93	2,200.00	434.07	8,100.06	6,600.00	(1,500.06)	176,000.00
6406-00 Gas / Electric	4,039.46	4,583.00	543.54	14,329.62	13,749.00	(580.62)	55,000.00
6415-00 Telephone / Communication	853.20	567.00	(286.20)	1,803.67	1,700.00	(103.67)	6,800.00
6418-00 Security	171.93	250.00	78.07	348.75	750.00	401.25	3,200.00
6420-00 Landscape Contract & Maintenance	14,597.50	8,301.00	(6,296.50)	56,895.50	24,903.00	(31,992.50)	215,000.00
6423-00 Common Tree Care Program	-	-	-	-	-	-	25,000.00
6427-00 Grounds Maintenance & Supplies	1,226.00	2,134.00	908.00	564.00	2,900.00	2,336.00	16,000.00
6429-00 Pool Supplies/Repairs/Maintenance	5,474.39	3,400.00	(2,074.39)	7,818.75	8,700.00	881.25	138,000.00
6431-00 Tennis Court	-	-	-	-	-	-	5,000.00
6455-00 Building Maintenance Supply	7,600.58	4,000.00	(3,600.58)	15,746.23	12,000.00	(3,746.23)	65,000.00
6475-00 Rec Center Office	888.77	1,000.00	111.23	1,985.54	3,000.00	1,014.46	12,000.00
6490-00 Capital Improvement	-	-	-	-	-	-	35,000.00
Total Community Expenses	\$36,617.76	\$26,435.00	(\$10,182.76)	\$107,592.12	\$74,302.00	(\$33,290.12)	\$752,000.00
Admin Expenses							
6505-00 Professional Fee - Legal	220.16	3,333.00	3,112.84	2,546.76	9,999.00	7,452.24	40,000.00
6510-00 Professional Fee - Audit/Accounting	-	834.00	834.00	-	2,500.00	2,500.00	10,000.00
6515-00 Professional Fee - Management/Other	5,320.00	5,417.00	97.00	15,960.00	16,249.00	289.00	65,000.00
6520-00 Insurance Coverage	-	-	-	24,427.00	27,500.00	3,073.00	27,500.00
6530-00 General Admin	672.00	1,050.00	378.00	2,122.11	3,150.00	1,027.89	16,000.00
6575-00 Rec Center Payroll	20,827.44	17,835.00	(2,992.44)	60,674.13	53,905.00	(6,769.13)	275,000.00
6576-00 Rec Center Payroll Tax	88.22	100.00	11.78	263.00	300.00	37.00	2,400.00
6579-00 Workers Comp Insurance	-	-	-	-	-	-	3,200.00
6590-00 Bad Debt	-	-	-	-	-	-	5,000.00
Total Admin Expenses	\$27,127.82	\$28,569.00	\$1,441.18	\$105,993.00	\$113,603.00	\$7,610.00	\$444,100.00
Contributions							
7500-00 Reserve Contributions	-	-	-	45,500.00	45,500.00	-	182,000.00
Total Contributions	\$-	\$-	\$-	\$45,500.00	\$45,500.00	\$0.00	\$182,000.00
Total OPERATING EXPENSE	\$63,745.58	\$55,004.00	(\$8,741.58)	\$259,085.12	\$233,405.00	(\$25,680.12)	\$1,378,100.00
Net Income:	\$21,938.67	\$27,612.00	(\$5,673.33)	(\$5,782.32)	\$14,443.00	(\$20,225.32)	(\$312,308.00)



Income Statement - Reserve
 Cherry Creek South Metropolitan District #1
 03/01/2023 to 03/31/2023

Date: 4/17/2023
 Time: 11:46 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8000-02 Reserve Contribution	\$-	\$-	\$-	\$45,500.00	\$45,500.00	\$-	\$182,000.00
8150-02 Reserve Interest	6.19	-	6.19	17.27	-	17.27	-
Total Reserve Income	\$6.19	\$-	\$6.19	\$45,517.27	\$45,500.00	\$17.27	\$182,000.00
Total RESERVE INCOME	\$6.19	\$-	\$6.19	\$45,517.27	\$45,500.00	\$17.27	\$182,000.00
RESERVE EXPENSE							
Reserve Expenses							
9055-03 Reserve Expense - Common Property	-	-	-	2,848.00	-	(2,848.00)	-
9060-03 Reserve Amenities	1,110.61	-	(1,110.61)	71,947.40	-	(71,947.40)	-
Total Reserve Expenses	\$1,110.61	\$-	(\$1,110.61)	\$74,795.40	\$-	(\$74,795.40)	\$-
Total RESERVE EXPENSE	\$1,110.61	\$-	(\$1,110.61)	\$74,795.40	\$-	(\$74,795.40)	\$-
Net Reserve:	(\$1,104.42)	\$0.00	(\$1,104.42)	(\$29,278.13)	\$45,500.00	(\$74,778.13)	\$182,000.00