

Cherry Street Townhomes
Balance Sheet Prev Year Comparison
As of April 30, 2024

	<u>Apr 30, '24</u>	<u>Apr 30, '23</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –	30,671.89	36,136.04	-5,464.15
BOK Operating	0.00	12,150.78	-12,150.78
TBK Operating	7,667.28	0.00	7,667.28
Total Checking/Savings	38,339.17	48,286.82	-9,947.65
Accounts Receivable			
Accounts Receivable	-35.00	0.00	-35.00
Total Accounts Receiv...	-35.00	0.00	-35.00
Total Current Assets	38,304.17	48,286.82	-9,982.65
TOTAL ASSETS	<u>38,304.17</u>	<u>48,286.82</u>	<u>-9,982.65</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	455.51	755.00	-299.49
Total Accounts Payable	455.51	755.00	-299.49
Total Current Liabilities	455.51	755.00	-299.49
Total Liabilities	455.51	755.00	-299.49
Equity			
Equity – Reserve	65,435.60	65,435.60	0.00
Retained Earnings	-5,681.41	-2,008.92	-3,672.49
Net Income	-21,905.53	-15,894.86	-6,010.67
Total Equity	37,848.66	47,531.82	-9,683.16
TOTAL LIABILITIES & EQU...	<u>38,304.17</u>	<u>48,286.82</u>	<u>-9,982.65</u>

Cherry Street Townhomes
Budget vs. Actual
January through April 2024

	Jan – Apr '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessm...	21,450.00	21,900.00	-450.00
Total Income	21,450.00	21,900.00	-450.00
Expense			
HOA Managment	2,800.00	2,800.00	0.00
Wastewater	1,416.65	1,500.00	-83.35
Tax / License	225.00	285.00	-60.00
Snow Removal	2,177.50	2,200.00	-22.50
Insurance	22,104.00	19,500.00	2,604.00
Building Maintenance	9.35	800.00	-790.65
Water / Sewer	2,076.40	2,600.00	-523.60
Xcel Energy	75.95	100.00	-24.05
Landscape	1,575.00	1,850.00	-275.00
Total Expense	32,459.85	31,635.00	824.85
Net Ordinary Income	-11,009.85	-9,735.00	-1,274.85
Other Income/Expense			
Other Income			
Interest – Reserve	550.32	0.00	550.32
Total Other Income	550.32	0.00	550.32
Other Expense			
Reserve Expenses	11,446.00		
Total Other Expense	11,446.00		
Net Other Income	-10,895.68	0.00	-10,895.68
Net Income	-21,905.53	-9,735.00	-12,170.53