

**Cherrywood II HOA Financial Statement & Budget**  
12/31/2022

	2021		2022		2023	Notes
	Actual	Budget	Actual	Variance	Budget	
<b>Income</b>						
Homeowner fees	\$ 6,375.00	\$ 5,250.00	\$ 5,250.00	\$ -	\$ 5,250.00	Budgeting for 70 Homes due to Marshall Fire
Other Fees	645.00	400.00	893.03	493.03	400.00	Budget 2 home sales
Interest	10.95	-	12.27	12.27	-	
<b>Total Income</b>	<b>7,030.95</b>	<b>5,650.00</b>	<b>6,155.30</b>	<b>505.30</b>	<b>5,650.00</b>	
<b>Expenses</b>						
Block Party	-	500.00	339.70	(160.30)	500.00	
Insurance	1,531.00	1,800.00	1,779.00	(21.00)	1,800.00	Director Bond, Insurance.
Misc. Expenses	269.49	305.00	144.59	(160.41)	305.00	Primarily Google Fees
Meeting Room	32.56	75.00	-	(75.00)	75.00	Zoom expenses
Printing/postage	113.00	150.00	-	(150.00)	100.00	for mailings for those not on email list
Post office box	376.00	188.00	212.00	24.00	225.00	
Corp./Legal	29.00	5,029.00	5,000.00	(29.00)	-	2022 Contained retainer to law firm
Landscaping	425.00	1,000.00	400.00	(600.00)	1,000.00	Increased to include entry landscaping
Office Supplies	-	150.00	-	(150.00)	100.00	
Fence	-	1,000.00	-	(1,000.00)	1,000.00	Repaint fence/Misc. Repairs
<b>Total Expenses</b>	<b>2,776.05</b>	<b>10,197.00</b>	<b>7,875.29</b>	<b>(2,321.71)</b>	<b>5,105.00</b>	
<b>Adjustment to cash basis</b>						
Outstanding checks 12/31/21				-		
<b>Net Income</b>	<b>\$ 4,254.90</b>	<b>\$ 1,382.00</b>	<b>\$ (1,719.99)</b>	<b>\$ 2,827.01</b>	<b>\$ 545.00</b>	
<b>Elevations CU</b>						
Bank balance	12/31/2021		\$ 31,370.30			
	12/31/2022	Checking	4,252.79			
		Savings	25,397.52			
		Cert of Dep	-			
			\$ 29,650.31			

Treasurer  
12/31/2022