** Deer Creek Farm Homeowners Association**

Financial Report

July 2023

This report represents the official financial status of the Deer Creek Farm HOA through **June 23, 2023**. It covers the period from **May 24 to June 23.**

**BANK BALANCE LEDGER**

The following revenues were received during the period totaling $170.

* $170 from two members for dues plus late fees deposited May 30 ($50), June 6 ($60) and June 14 ($60)..

The following expenses were incurred during the period.

* $100 for David Silk to hand deliver the annual meeting packages.
* $20.66 for new checks. $2,300 for legal work to bring the HOA into compliance with recent Colorado law.
* $2,300 for legal services to bring the HOA into compliance with Colorado law.

The bank balance as of **June 24, 2023** Statement is $**3,604.60.**

The following expenses have been approved but are outstanding to the bank balance.

* $164.41 additional legal expenses.

The following revenues were received but will show up in the next bank statement.

* None

**ACTIVITIES**

* All 43 HOA members have paid their dues.
* Home at 3650 Pine Meadow Ave (John & Christine Humphrey) put up for sale.

**APPROVED BUDGET VS. ACTUAL**

The following tables compares the Year-to-Date Revenues and Expenses to the approved **2023 Budget**.

Carry over from the 2022 fiscal year was **$4,851.20**.

**REVENUES:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **LINE ITEM** | **REVENUES** | **BUDGET** | **ACTUAL** | **DIFFERENCE** |
| 1 | Annual Assessment | $2,150 | $2,150 |  |
| 2 | Transfer Document Fees | $550 |  | -$550 |
| 3 | Late Payment Penalties, Fines |  | $20.00 | $20 |
| 4 | Other Income |  |  |  |
|  | Chipper Day |  |  |  |
|  | Dumpster Day |  |  |  |
| 5 | Special Assessments |  |  |  |
|  | **TOTAL REVENUES:** | **$2,700** | **$2,170** | **-$530** |

**EXPENSES:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **LINE ITEM** | **EXPENSES** | **BUDGET** | **ACTUAL** | **DIFFERENCE** |
| 1 | Administration | $50 | $20.66 | $29.34 |
| 2 | Annual Meeting |  | $157.94 | -157.94 |
| 3 | Bank Fees |  |  |  |
| 4 | Delinquency Mailers | $23 |  | $23.00 |
| 5 | Dumpster Day | $500 |  | $500.00 |
| 6 | Dumpster Social |  |  |  |
| 7 | Legal | $800 | $2,300 | -$1,500 |
| 9 | Liability Insurance | $932 | $938.00 | -$6.00 |
| 10 | Office Supplies | $25 |  | $25.00 |
| 11 | Secretary of State | $10 |  | $10.00 |
| 12 | Website (Note 1) | $360 |  | $360.00 |
| 13 | Special Projects (chipper day) |  |  |  |
|  | Chipper day |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
|  | **TOTAL EXPENSES** | **$2,700** | **$3,416.60** | **-$716.60** |

Note 1: Website paid up through 4Q2023.

Ending Bank Balance of **$3,604.60**

Submitted by : Ken Kush

 Ken Kush

 Finance Chair