



The Management Trust

Overlook at Cherry Creek

Financial Report
November 2021

Overlook at Cherry Creek Homeowners Association

Balance Sheet For 11/30/2021

Cash Operating		
10000 - AAB Operating	\$22,123.43	
Total Cash Operating		\$22,123.43
Cash Reserve		
12000 - AAB Reserve Account	\$49,734.30	
Total Cash Reserve		\$49,734.30
Accounts Receivable		
15000 - Accounts Receivable - Assessments	\$75.00	
Total Accounts Receivable		\$75.00
Other Assets		
17210 - Prepaid Insurance	\$160.08	
18000 - Due from Operating	\$6,300.00	
Total Other Assets		\$6,460.08
	Total Asset	\$78,392.81

Accounts Payable		
20000 - Accounts Payable - Vendor	\$187.87	
Total Accounts Payable		\$187.87
Other Liabilities		
20200 - Prepaid Assessments	\$1,087.50	
24930 - Due To Reserve	\$6,300.00	
Total Other Liabilities		\$7,387.50
Equity		
30100 - Retained Earnings	\$43,277.11	
30200 - Net Income	\$27,540.33	
Total Equity		\$70,817.44
	Total Liability / Equity	\$78,392.81

Overlook at Cherry Creek Homeowners Association

Statement of Revenues and Expenses 11/1/2021 - 11/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
40000 - Homeowner Assessments	12,991.00	12,991.00	-	142,876.00	142,901.00	(25.00)	155,892.00
40106 - Collection Fees	-	-	-	25.00	-	25.00	-
40730 - Bank Interest	.46	-	.46	7.85	-	7.85	-
Total Operating Income	12,991.46	12,991.00	.46	142,908.85	142,901.00	7.85	155,892.00
Total Operating Income	12,991.46	12,991.00	.46	142,908.85	142,901.00	7.85	155,892.00
Operating Expense							
Administrative Expenses							
50000 - Audit and Tax Preparation	-	-	-	250.00	250.00	-	250.00
50040 - Legal - General Association	210.00	42.00	(168.00)	1,305.00	462.00	(843.00)	500.00
50100 - Management Fee	820.00	820.00	-	9,020.00	9,020.00	-	9,840.00
50210 - Copies	-	30.00	30.00	133.64	330.00	196.36	360.00
50213 - Postage	-	17.00	17.00	163.74	187.00	23.26	200.00
50237 - Office Supplies	-	30.00	30.00	937.85	330.00	(607.85)	360.00
50301 - Documents Storage	-	15.00	15.00	175.00	165.00	(10.00)	180.00
50607 - Licenses, Permits and Fees	-	-	-	83.00	58.00	(25.00)	58.00
50802 - Insurance - General Liability	168.65	167.00	(1.65)	1,820.85	1,837.00	16.15	2,000.00
51130 - Reserves Allocation	1,300.00	1,300.00	-	14,300.00	14,300.00	-	15,600.00
Total Administrative Expenses	2,498.65	2,421.00	(77.65)	28,189.08	26,939.00	(1,250.08)	29,348.00
Landscaping							
60000 - Landscaping Contract	-	3,300.00	3,300.00	26,400.00	29,700.00	3,300.00	33,000.00
60010 - Landscape Repairs and Maintenance	-	-	-	19,795.79	12,638.00	(7,157.79)	12,638.00
60081 - Landscape Irrigation	-	80.00	80.00	3,036.60	880.00	(2,156.60)	960.00
60101 - Tree/Plant Replacement	-	-	-	192.20	2,700.00	2,507.80	2,700.00
60103 - Tree Trimming	-	1,400.00	1,400.00	2,475.00	5,600.00	3,125.00	7,000.00
60104 - Insect Mitigation	-	-	-	5,771.00	6,000.00	229.00	6,000.00
Total Landscaping	-	4,780.00	4,780.00	57,670.59	57,518.00	(152.59)	62,298.00
Streets and Sidewalks							
60990 - Snow Removal	-	2,000.00	2,000.00	8,400.00	12,000.00	3,600.00	14,000.00
Total Streets and Sidewalks	-	2,000.00	2,000.00	8,400.00	12,000.00	3,600.00	14,000.00
Gates							
61350 - Gate Repairs and Supplies	-	167.00	167.00	130.10	1,837.00	1,706.90	2,000.00
61450 - Gate Telephone	-	40.00	40.00	427.09	440.00	12.91	475.00
Total Gates	-	207.00	207.00	557.19	2,277.00	1,719.81	2,475.00
Safety and Security							
62250 - Fire Hydrant/BackFlow Testing	-	-	-	285.00	255.00	(30.00)	255.00
62300 - Fire Hydrant/Backflow Repairs and Maintenance	-	-	-	-	500.00	500.00	500.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Safety and Security	-	-	-	285.00	755.00	470.00	755.00
General Repairs and Maintenance							
63380 - Wall/Fence Repair and Maintenance	-	-	-	-	2,390.00	2,390.00	2,390.00
66072 - Pest Control	-	42.00	42.00	-	462.00	462.00	500.00
Total General Repairs and Maintenance	-	42.00	42.00	-	2,852.00	2,852.00	2,890.00
Utilities							
82000 - Electricity	187.87	219.00	31.13	2,297.81	2,409.00	111.19	2,626.00
82020 - Water	38.04	-	(38.04)	21,475.39	31,200.00	9,724.61	31,200.00
82050 - Trash	826.08	858.00	31.92	8,832.94	9,438.00	605.06	10,300.00
Total Utilities	1,051.99	1,077.00	25.01	32,606.14	43,047.00	10,440.86	44,126.00
Total Operating Expense	3,550.64	10,527.00	6,976.36	127,708.00	145,388.00	17,680.00	155,892.00
Net Operating Income (Loss)	9,440.82	2,464.00	6,976.82	15,200.85	(2,487.00)	17,687.85	-

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Statement of Revenues and Expenses 11/1/2021 - 11/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
90000 - Reserve Allocation	1,300.00	1,300.00	-	14,300.00	14,300.00	-	15,600.00
90100 - Reserve Interest	3.99	-	3.99	39.48	-	39.48	-
Total Reserve Income	1,303.99	1,300.00	3.99	14,339.48	14,300.00	39.48	15,600.00
Total Reserve Income	1,303.99	1,300.00	3.99	14,339.48	14,300.00	39.48	15,600.00
Reserve Expense							
Reserve Expenses							
90260 - Landscaping Tree & Plant	-	-	-	2,000.00	-	(2,000.00)	-
Total Reserve Expenses	-	-	-	2,000.00	-	(2,000.00)	-
Total Reserve Expense	-	-	-	2,000.00	-	(2,000.00)	-
Net Reserve Income (Loss)	1,303.99	1,300.00	3.99	12,339.48	14,300.00	(1,960.52)	15,600.00
Net Total	10,744.81	3,764.00	6,980.81	27,540.33	11,813.00	15,727.33	15,600.00