

# Overlook at Cherry Creek HOA

Balance Sheet For 9/30/2022

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**Assets**

Mutual of Omaha Bank Operating	\$53,608.20	
Mutual of Omaha - Reserve Acct	\$63,948.25	
Prepaid Insurance	\$160.08	
Due From Operating	\$6,300.00	

**Total Assets**

		<b>\$124,016.53</b>
<b>Total Assets</b>		<b>\$124,016.53</b>

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**Liabilities**

Accounts Payable	(\$2,387.02)	
Due to Reserves	\$6,300.00	
Prepaid Assessments	\$5,263.00	

**Total Liabilities****\$9,175.98****Equity**

Net Income	\$42,500.46	
Retained Earnings	\$72,340.09	

**Total Equity****\$114,840.55**

<b>Total Liabilities / Equity</b>		<b>\$124,016.53</b>
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# Overlook at Cherry Creek HOA

## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	14,172.00	14,172.00	-	127,548.00	127,548.00	-	170,064.00
4020 - Violation Income	-	-	-	100.00	-	100.00	-
4400 - Miscellaneous Income	-	-	-	982.00	-	982.00	-
4450 - Interest Income - Operating	2.59	-	2.59	20.38	-	20.38	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(11,400.00)	(12,825.00)	1,425.00	(17,100.00)
4850 - Bank Charges	20.00	-	20.00	40.00	-	40.00	-
<b>Total Income</b>	<b>12,769.59</b>	<b>12,747.00</b>	<b>22.59</b>	<b>117,290.38</b>	<b>114,723.00</b>	<b>2,567.38</b>	<b>152,964.00</b>
<b>Total Income</b>	<b>12,769.59</b>	<b>12,747.00</b>	<b>22.59</b>	<b>117,290.38</b>	<b>114,723.00</b>	<b>2,567.38</b>	<b>152,964.00</b>

### Operating Expense

<b>Utilities Expense</b>							
5050 - Electric	203.15	216.67	13.52	1,817.14	1,950.03	132.89	2,600.00
5100 - Water/Sewer	6,294.99	2,750.00	(3,544.99)	22,922.04	24,750.00	1,827.96	33,000.00
5200 - Telephone	-	41.67	41.67	513.23	375.03	(138.20)	500.00
5400 - Trash Removal	-	875.00	875.00	8,101.34	7,875.00	(226.34)	10,500.00
<b>Total Utilities Expense</b>	<b>6,498.14</b>	<b>3,883.34</b>	<b>(2,614.80)</b>	<b>33,353.75</b>	<b>34,950.06</b>	<b>1,596.31</b>	<b>46,600.00</b>

<b>Maintenance Expense</b>							
6500 - Landscape Contract	-	2,917.50	2,917.50	8,752.68	26,257.50	17,504.82	35,010.00
6525 - Irrigation Repairs	-	1,394.42	1,394.42	5,524.28	12,549.78	7,025.50	16,733.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	588.78	588.78	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.67	1,266.67	2,837.75	11,400.03	8,562.28	15,200.00
6555 - Plant/Tree Insect Control	625.00	-	(625.00)	4,559.00	-	(4,559.00)	-
6635 - Gate Repairs and Supplies	-	125.00	125.00	151.00	1,125.00	974.00	1,500.00
6640 - Pest Control	-	41.67	41.67	199.00	375.03	176.03	500.00
6650 - Fence Maintenance	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6700 - Snow Removal	-	1,341.67	1,341.67	4,774.39	12,075.03	7,300.64	16,100.00
6800 - Misc Grounds Maint	368.46	-	(368.46)	4,115.01	-	(4,115.01)	-
6850 - Signage	22.68	-	(22.68)	22.68	-	(22.68)	-
<b>Total Maintenance Expense</b>	<b>1,016.14</b>	<b>7,319.02</b>	<b>6,302.88</b>	<b>30,935.79</b>	<b>65,871.18</b>	<b>34,935.39</b>	<b>87,828.00</b>

<b>Administration Expense</b>							
7000 - Management	1,350.00	1,200.00	(150.00)	11,140.30	10,800.00	(340.30)	14,400.00
7100 - Administration	484.25	100.00	(384.25)	2,045.60	900.00	(1,145.60)	1,200.00
7200 - Insurance	-	175.00	175.00	2,623.95	1,575.00	(1,048.95)	2,100.00
7300 - Audit/Tax Return	400.00	-	(400.00)	675.00	250.00	(425.00)	250.00
7500 - Legal	97.50	48.83	(48.67)	1,292.50	439.47	(853.03)	586.00
7501 - Professional Fees Specific Home	2,202.50	-	(2,202.50)	5,127.50	-	(5,127.50)	-
7600 - Miscellaneous	368.46	-	(368.46)	435.44	-	(435.44)	-
7900 - Bank Charges	10.00	-	(10.00)	70.00	-	(70.00)	-
<b>Total Administration Expense</b>	<b>4,912.71</b>	<b>1,523.83</b>	<b>(3,388.88)</b>	<b>23,410.29</b>	<b>13,964.47</b>	<b>(9,445.82)</b>	<b>18,536.00</b>

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## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	12,426.99	12,726.19	299.20	87,699.83	114,785.71	27,085.88	152,964.00
Operating Net Total	342.60	20.81	321.79	29,590.55	(62.71)	29,653.26	-

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## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	1,425.00	1,300.00	125.00	12,825.00	11,700.00	1,125.00	15,600.00
8010 - Reserve interest	15.44	-	15.44	84.91	-	84.91	-
<b>Total Reserve Activity</b>	<b>1,440.44</b>	<b>1,300.00</b>	<b>140.44</b>	<b>12,909.91</b>	<b>11,700.00</b>	<b>1,209.91</b>	<b>15,600.00</b>
<b>Total Income</b>	<b>1,440.44</b>	<b>1,300.00</b>	<b>140.44</b>	<b>12,909.91</b>	<b>11,700.00</b>	<b>1,209.91</b>	<b>15,600.00</b>
<b>Reserve Net Total</b>	<b>1,440.44</b>	<b>1,300.00</b>	<b>140.44</b>	<b>12,909.91</b>	<b>11,700.00</b>	<b>1,209.91</b>	<b>15,600.00</b>
<b>Net Total</b>	<b>1,783.04</b>	<b>1,320.81</b>	<b>462.23</b>	<b>42,500.46</b>	<b>11,637.29</b>	<b>30,863.17</b>	<b>15,600.00</b>