

# Overlook at Cherry Creek HOA

Balance Sheet For 10/31/2022

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**Assets**

Mutual of Omaha Bank Operating	\$55,071.14
Mutual of Omaha - Reserve Acct	\$65,389.56
Accounts Receivable	\$500.00
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

**Total Assets****\$127,420.78****Total Assets****\$127,420.78**

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**Liabilities**

Accounts Payable	\$3,100.13
Due to Reserves	\$6,300.00
Prepaid Assessments	\$4,797.00

**Total Liabilities****\$14,197.13****Equity**

Net Income	\$40,883.56
Retained Earnings	\$72,340.09

**Total Equity****\$113,223.65****Total Liabilities / Equity****\$127,420.78**

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# Overlook at Cherry Creek HOA

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	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	-	141,720.00	141,720.00	-	170,064.00
4020 - Violation Income	500.00	-	500.00	600.00	-	600.00	-
4400 - Miscellaneous Income	-	-	-	982.00	-	982.00	-
4450 - Interest Income - Operating	2.53	-	2.53	22.91	-	22.91	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(14,250.00)	(14,250.00)	-	(17,100.00)
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
<b>Total Income</b>	<b>13,249.53</b>	<b>12,747.00</b>	<b>502.53</b>	<b>129,114.91</b>	<b>127,470.00</b>	<b>1,644.91</b>	<b>152,964.00</b>
<b>Total Income</b>	<b>13,249.53</b>	<b>12,747.00</b>	<b>502.53</b>	<b>129,114.91</b>	<b>127,470.00</b>	<b>1,644.91</b>	<b>152,964.00</b>

## Operating Expense

### Utilities Expense

5050 - Electric	205.29	216.67	11.38	2,022.43	2,166.70	144.27	2,600.00
5100 - Water/Sewer	4,057.57	2,750.00	(1,307.57)	26,979.61	27,500.00	520.39	33,000.00
5200 - Telephone	59.58	41.67	(17.91)	616.70	416.70	(200.00)	500.00
5400 - Trash Removal	1,764.66	875.00	(889.66)	9,866.00	8,750.00	(1,116.00)	10,500.00
<b>Total Utilities Expense</b>	<b>6,087.10</b>	<b>3,883.34</b>	<b>(2,203.76)</b>	<b>39,484.74</b>	<b>38,833.40</b>	<b>(651.34)</b>	<b>46,600.00</b>

### Maintenance Expense

6500 - Landscape Contract	-	2,917.50	2,917.50	8,752.68	29,175.00	20,422.32	35,010.00
6525 - Irrigation Repairs	-	1,394.42	1,394.42	5,524.28	13,944.20	8,419.92	16,733.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	654.20	654.20	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.67	1,266.67	2,837.75	12,666.70	9,828.95	15,200.00
6555 - Plant/Tree Insect Control	-	-	-	4,559.00	-	(4,559.00)	-
6635 - Gate Repairs and Supplies	-	125.00	125.00	151.00	1,250.00	1,099.00	1,500.00
6640 - Pest Control	-	41.67	41.67	199.00	416.70	217.70	500.00
6650 - Fence Maintenance	3,450.00	166.67	(3,283.33)	3,450.00	1,666.70	(1,783.30)	2,000.00
6700 - Snow Removal	-	1,341.67	1,341.67	4,774.39	13,416.70	8,642.31	16,100.00
6800 - Misc Grounds Maint	-	-	-	4,115.01	-	(4,115.01)	-
6850 - Signage	-	-	-	22.68	-	(22.68)	-
<b>Total Maintenance Expense</b>	<b>3,450.00</b>	<b>7,319.02</b>	<b>3,869.02</b>	<b>34,385.79</b>	<b>73,190.20</b>	<b>38,804.41</b>	<b>87,828.00</b>

### Administration Expense

7000 - Management	1,350.00	1,200.00	(150.00)	12,490.30	12,000.00	(490.30)	14,400.00
7100 - Administration	196.75	100.00	(96.75)	2,292.35	1,000.00	(1,292.35)	1,200.00
7200 - Insurance	-	175.00	175.00	2,623.95	1,750.00	(873.95)	2,100.00
7300 - Audit/Tax Return	-	-	-	675.00	250.00	(425.00)	250.00
7500 - Legal	552.50	48.83	(503.67)	1,845.00	488.30	(1,356.70)	586.00
7501 - Professional Fees Specific Home	3,152.50	-	(3,152.50)	8,280.00	-	(8,280.00)	-
7600 - Miscellaneous	-	-	-	435.44	-	(435.44)	-
7900 - Bank Charges	-	-	-	70.00	-	(70.00)	-
<b>Total Administration Expense</b>	<b>5,251.75</b>	<b>1,523.83</b>	<b>(3,727.92)</b>	<b>28,712.04</b>	<b>15,488.30</b>	<b>(13,223.74)</b>	<b>18,536.00</b>

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## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
<b>Total Expense</b>	14,788.85	12,726.19	(2,062.66)	102,582.57	127,511.90	24,929.33	152,964.00
<b>Operating Net Total</b>	(1,539.32)	20.81	(1,560.13)	26,532.34	(41.90)	26,574.24	-

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## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	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	14,250.00	13,000.00	1,250.00	15,600.00
8010 - Reserve interest	16.31	-	16.31	101.22	-	101.22	-
<b>Total Reserve Activity</b>	<b>1,441.31</b>	<b>1,300.00</b>	<b>141.31</b>	<b>14,351.22</b>	<b>13,000.00</b>	<b>1,351.22</b>	<b>15,600.00</b>
<b>Total Income</b>	<b>1,441.31</b>	<b>1,300.00</b>	<b>141.31</b>	<b>14,351.22</b>	<b>13,000.00</b>	<b>1,351.22</b>	<b>15,600.00</b>
<b>Reserve Net Total</b>	<b>1,441.31</b>	<b>1,300.00</b>	<b>141.31</b>	<b>14,351.22</b>	<b>13,000.00</b>	<b>1,351.22</b>	<b>15,600.00</b>
<b>Net Total</b>	<b>(98.01)</b>	<b>1,320.81</b>	<b>(1,418.82)</b>	<b>40,883.56</b>	<b>12,958.10</b>	<b>27,925.46</b>	<b>15,600.00</b>