

Overlook at Cherry Creek HOA

Balance Sheet For 11/30/2022

Assets		
Mutual of Omaha Bank Operating	\$46,497.86	
Mutual of Omaha - Reserve Acct	\$66,830.71	
Accounts Receivable	\$1,250.00	
Prepaid Insurance	\$160.08	
Due From Operating	\$6,300.00	
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Total Assets		\$121,038.65
	Total Assets	\$121,038.65

Liabilities		
Accounts Payable	\$18,334.54	
Due to Reserves	\$6,300.00	
Prepaid Assessments	\$4,011.00	
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Total Liabilities		\$28,645.54

Equity		
Net Income	\$20,053.02	
Retained Earnings	\$72,340.09	
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Total Equity		\$92,393.11
	Total Liabilities / Equity	\$121,038.65

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	14,172.00	14,172.00	-	155,892.00	155,892.00	-	170,064.00
4020 - Violation Income	750.00	-	750.00	1,350.00	-	1,350.00	-
4400 - Miscellaneous Income	-	-	-	982.00	-	982.00	-
4450 - Interest Income - Operating	2.67	-	2.67	25.58	-	25.58	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(15,675.00)	(15,675.00)	-	(17,100.00)
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	13,499.67	12,747.00	752.67	142,614.58	140,217.00	2,397.58	152,964.00
Total Income	13,499.67	12,747.00	752.67	142,614.58	140,217.00	2,397.58	152,964.00

Operating Expense

Utilities Expense

5050 - Electric	-	216.67	216.67	2,022.43	2,383.37	360.94	2,600.00
5100 - Water/Sewer	885.53	2,750.00	1,864.47	27,865.14	30,250.00	2,384.86	33,000.00
5200 - Telephone	-	41.67	41.67	616.70	458.37	(158.33)	500.00
5400 - Trash Removal	940.99	875.00	(65.99)	10,806.99	9,625.00	(1,181.99)	10,500.00
Total Utilities Expense	1,826.52	3,883.34	2,056.82	41,311.26	42,716.74	1,405.48	46,600.00

Maintenance Expense

6500 - Landscape Contract	2,917.56	2,917.50	(.06)	23,339.92	32,092.50	8,752.58	35,010.00
6525 - Irrigation Repairs	770.45	1,394.42	623.97	17,421.33	15,338.62	(2,082.71)	16,733.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	719.62	719.62	785.00
6550 - Trees Replacement / Maintenanc	1,740.00	1,266.67	(473.33)	4,577.75	13,933.37	9,355.62	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	1,375.00	1,224.00	1,500.00
6640 - Pest Control	-	41.67	41.67	199.00	458.37	259.37	500.00
6650 - Fence Maintenance	-	166.67	166.67	3,450.00	1,833.37	(1,616.63)	2,000.00
6700 - Snow Removal	1,050.00	1,341.67	291.67	5,824.39	14,758.37	8,933.98	16,100.00
6750 - Lighting Maintenance	2,840.45	-	(2,840.45)	2,840.45	-	(2,840.45)	-
6800 - Misc Grounds Maint	-	-	-	4,115.01	-	(4,115.01)	-
6850 - Signage	-	-	-	22.68	-	(22.68)	-
Total Maintenance Expense	9,318.46	7,319.02	(1,999.44)	66,500.53	80,509.22	14,008.69	87,828.00

Administration Expense

7000 - Management	1,350.00	1,200.00	(150.00)	13,840.30	13,200.00	(640.30)	14,400.00
7100 - Administration	330.10	100.00	(230.10)	2,622.45	1,100.00	(1,522.45)	1,200.00
7200 - Insurance	-	175.00	175.00	2,623.95	1,925.00	(698.95)	2,100.00
7300 - Audit/Tax Return	-	-	-	675.00	250.00	(425.00)	250.00
7500 - Legal	-	48.83	48.83	1,845.00	537.13	(1,307.87)	586.00
7501 - Professional Fees Specific Home	-	-	-	8,430.00	-	(8,430.00)	-
7600 - Miscellaneous	-	-	-	435.44	-	(435.44)	-
7900 - Bank Charges	-	-	-	70.00	-	(70.00)	-

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Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Administration Expense	1,680.10	1,523.83	(156.27)	30,542.14	17,012.13	(13,530.01)	18,536.00
Total Expense	12,825.08	12,726.19	(98.89)	138,353.93	140,238.09	1,884.16	152,964.00
Operating Net Total	674.59	20.81	653.78	4,260.65	(21.09)	4,281.74	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	1,425.00	1,425.00	-	15,675.00	15,675.00	-	17,100.00
8010 - Reserve interest	16.15	-	16.15	117.37	-	117.37	-
Total Reserve Activity	1,441.15	1,425.00	16.15	15,792.37	15,675.00	117.37	17,100.00
Total Income	1,441.15	1,425.00	16.15	15,792.37	15,675.00	117.37	17,100.00
Reserve Net Total	1,441.15	1,425.00	16.15	15,792.37	15,675.00	117.37	17,100.00
Net Total	2,115.74	1,445.81	669.93	20,053.02	15,653.91	4,399.11	17,100.00