

Overlook at Cherry Creek HOA

Balance Sheet For 12/31/2022

Assets

Mutual of Omaha Bank Operating	\$31,953.65
Mutual of Omaha - Reserve Acct	\$68,272.77
Accounts Receivable	\$2,375.00
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

Total Assets

\$109,061.50

Total Assets

\$109,061.50

Liabilities

Accounts Payable	\$1,865.30
Due to Reserves	\$6,300.00
Prepaid Assessments	\$2,636.00

Total Liabilities

\$10,801.30

Equity

Net Income	\$25,920.11
Retained Earnings	\$72,340.09

Total Equity

\$98,260.20

Total Liabilities / Equity

\$109,061.50

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	-	170,064.00	170,064.00	-	170,064.00
4020 - Violation Income	1,000.00	-	1,000.00	2,350.00	-	2,350.00	-
4400 - Miscellaneous Income	-	-	-	982.00	-	982.00	-
4450 - Interest Income - Operating	2.42	-	2.42	28.00	-	28.00	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(17,100.00)	(17,100.00)	-	(17,100.00)
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	13,749.42	12,747.00	1,002.42	156,364.00	152,964.00	3,400.00	152,964.00
Total Income	13,749.42	12,747.00	1,002.42	156,364.00	152,964.00	3,400.00	152,964.00

Operating Expense

Utilities Expense							
5050 - Electric	215.47	216.63	1.16	2,237.90	2,600.00	362.10	2,600.00
5100 - Water/Sewer	403.78	2,750.00	2,346.22	28,268.92	33,000.00	4,731.08	33,000.00
5200 - Telephone	87.16	41.63	(45.53)	703.86	500.00	(203.86)	500.00
5400 - Trash Removal	954.33	875.00	(79.33)	11,761.32	10,500.00	(1,261.32)	10,500.00
Total Utilities Expense	1,660.74	3,883.26	2,222.52	42,972.00	46,600.00	3,628.00	46,600.00

Maintenance Expense							
6500 - Landscape Contract	-	2,917.50	2,917.50	23,339.92	35,010.00	11,670.08	35,010.00
6525 - Irrigation Repairs	-	1,394.38	1,394.38	17,421.33	16,733.00	(688.33)	16,733.00
6526 - Fire Hydrant & Backflow testing	-	65.38	65.38	-	785.00	785.00	785.00
6550 - Trees Replacement / Maintenance	-	1,266.63	1,266.63	4,577.75	15,200.00	10,622.25	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	1,500.00	1,349.00	1,500.00
6640 - Pest Control	-	41.63	41.63	199.00	500.00	301.00	500.00
6650 - Fence Maintenance	-	166.63	166.63	3,450.00	2,000.00	(1,450.00)	2,000.00
6700 - Snow Removal	4,550.00	1,341.63	(3,208.37)	10,374.39	16,100.00	5,725.61	16,100.00
6750 - Lighting Maintenance	-	-	-	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	4,550.00	7,318.78	2,768.78	71,050.53	87,828.00	16,777.47	87,828.00

Administration Expense							
7000 - Management	1,350.00	1,200.00	(150.00)	15,190.30	14,400.00	(790.30)	14,400.00
7100 - Administration	496.15	100.00	(396.15)	3,118.60	1,200.00	(1,918.60)	1,200.00
7200 - Insurance	-	175.00	175.00	2,623.95	2,100.00	(523.95)	2,100.00
7300 - Audit/Tax Return	-	-	-	675.00	250.00	(425.00)	250.00
7500 - Legal	-	48.87	48.87	1,845.00	586.00	(1,259.00)	586.00
7501 - Professional Fees Specific Home	1,267.50	-	(1,267.50)	9,697.50	-	(9,697.50)	-
7600 - Miscellaneous	-	-	-	435.44	-	(435.44)	-
7900 - Bank Charges	-	-	-	70.00	-	(70.00)	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Administration Expense	3,113.65	1,523.87	(1,589.78)	33,655.79	18,536.00	(15,119.79)	18,536.00
Total Expense	9,324.39	12,725.91	3,401.52	147,678.32	152,964.00	5,285.68	152,964.00
Operating Net Total	4,425.03	21.09	4,403.94	8,685.68	-	8,685.68	-

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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	-	17,100.00	17,100.00	-	17,100.00
8010 - Reserve interest	17.06	-	17.06	134.43	-	134.43	-
Total Reserve Activity	1,442.06	1,425.00	17.06	17,234.43	17,100.00	134.43	17,100.00
Total Income	1,442.06	1,425.00	17.06	17,234.43	17,100.00	134.43	17,100.00
Reserve Net Total	1,442.06	1,425.00	17.06	17,234.43	17,100.00	134.43	17,100.00
Net Total	5,867.09	1,446.09	4,421.00	25,920.11	17,100.00	8,820.11	17,100.00