

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	
Total Assets		\$121,038.65
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Liabilities		
Accounts Payable	\$18,334.54	
Due to Reserves	\$6,300.00	
Prepaid Assessments	\$4,011.00	
Total Liabilities		\$28,645.54

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

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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 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	1,655.98	2,750.00	1,094.02	28,635.59	30,250.00	1,614.41	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	2,596.97	3,883.34	1,286.37	42,081.71	42,716.74	635.03	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	-	1,394.42	1,394.42	16,650.88	15,338.62	(1,312.26)	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	8,548.01	7,319.02	(1,228.99)	65,730.08	80,509.22	14,779.14	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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	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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Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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

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AP Aging for Ending Date: 11/30/2022

Provider	Current	Over 30	Over 60	Over 90	Total
CONSOLIDATED DIVISIONS INC Inv # 2022-0039 on 6/30/2022 - June irrigation repairs - Irrigation Repairs	0.00	0.00	0.00	2,112.61	2,112.61
CONSOLIDATED DIVISIONS INC Inv # 2005167 on 7/31/2022 - Landscape contract - Landscape Contract	0.00	0.00	0.00	2,917.56	2,917.56
CONSOLIDATED DIVISIONS INC Inv # 2005548 on 8/1/2022 - July irrigation repairs - Irrigation Repairs	0.00	0.00	0.00	2,828.80	2,828.80
CONSOLIDATED DIVISIONS INC Inv # 2005558 on 8/31/2022 - Landscape contract installment - Landscape Contract	0.00	0.00	0.00	2,917.56	2,917.56
CONSOLIDATED DIVISIONS INC Inv # 2005656 on 8/31/2022 - August irrigation repairs - Irrigation Repairs	0.00	0.00	0.00	2,508.15	2,508.15
CONSOLIDATED DIVISIONS INC Inv # 2005778 on 9/30/2022 - September landscape maintenance - Landscape Contract	0.00	0.00	2,917.56	0.00	2,917.56
CONSOLIDATED DIVISIONS INC Inv # 2006085 on 10/26/2022 - October landscape contract - Landscape Contract	0.00	2,917.00	0.00	0.00	2,917.00
METRO PROPERTY MANAGEMENT, INC. on 1/6/2022 - January management fee - Management	0.00	0.00	0.00	1,475.00	1,475.00
NORTHSTAR PROCESS SERVERS Inv # 3519 on 10/8/2022 - Process service 13860 - Professional Fees Specific Home	0.00	150.00	0.00	0.00	150.00
Total	0.00	3,067.00	2,917.56	14,759.68	20,744.24