

# Overlook at Cherry Creek HOA

## Balance Sheet For 1/31/2023

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### Assets

Mutual of Omaha Bank Operating	\$25,885.37
Mutual of Omaha - Reserve Acct	\$69,715.18
Accounts Receivable	\$1,475.00
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

### Total Assets

**Total Assets**

**\$103,535.63**

**\$103,535.63**

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### Liabilities

Accounts Payable	(\$934.70)
Due to Reserves	\$6,300.00
Prepaid Assessments	\$2,286.00

### Total Liabilities

**\$7,651.30**

### Equity

Net Income	(\$2,375.87)
Retained Earnings	\$98,260.20

### Total Equity

**\$95,884.33**

**Total Liabilities / Equity**

**\$103,535.63**

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## Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	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	-	14,172.00	14,172.00	-	170,064.00
4450 - Interest Income - Operating	1.79	-	1.79	1.79	-	1.79	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(1,425.00)	(1,425.00)	-	(17,100.00)
<b>Total Income</b>	<b>12,748.79</b>	<b>12,747.00</b>	<b>1.79</b>	<b>12,748.79</b>	<b>12,747.00</b>	<b>1.79</b>	<b>152,964.00</b>
<b>Total Income</b>	<b>12,748.79</b>	<b>12,747.00</b>	<b>1.79</b>	<b>12,748.79</b>	<b>12,747.00</b>	<b>1.79</b>	<b>152,964.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5050 - Electric	215.67	225.00	9.33	215.67	225.00	9.33	2,700.00
5100 - Water/Sewer	4,269.76	2,750.00	(1,519.76)	4,269.76	2,750.00	(1,519.76)	33,000.00
5200 - Telephone	46.21	58.33	12.12	46.21	58.33	12.12	700.00
5400 - Trash Removal	928.51	925.00	(3.51)	928.51	925.00	(3.51)	11,100.00
<b>Total Utilities Expense</b>	<b>5,460.15</b>	<b>3,958.33</b>	<b>(1,501.82)</b>	<b>5,460.15</b>	<b>3,958.33</b>	<b>(1,501.82)</b>	<b>47,500.00</b>
<b>Maintenance Expense</b>							
6500 - Landscape Contract	2,917.56	2,917.50	(.06)	2,917.56	2,917.50	(.06)	35,010.00
6525 - Irrigation Repairs	-	982.83	982.83	-	982.83	982.83	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	65.42	65.42	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.67	1,266.67	-	1,266.67	1,266.67	15,200.00
6635 - Gate Repairs and Supplies	-	125.00	125.00	-	125.00	125.00	1,500.00
6640 - Pest Control	-	41.67	41.67	-	41.67	41.67	500.00
6650 - Fence Maintenance	-	250.00	250.00	-	250.00	250.00	3,000.00
6700 - Snow Removal	3,250.00	1,175.00	(2,075.00)	3,250.00	1,175.00	(2,075.00)	14,100.00
<b>Total Maintenance Expense</b>	<b>6,167.56</b>	<b>6,824.09</b>	<b>656.53</b>	<b>6,167.56</b>	<b>6,824.09</b>	<b>656.53</b>	<b>81,889.00</b>
<b>Administration Expense</b>							
7000 - Management	1,350.00	1,350.00	-	1,350.00	1,350.00	-	16,200.00
7100 - Administration	339.86	175.00	(164.86)	339.86	175.00	(164.86)	2,100.00
7200 - Insurance	-	250.00	250.00	-	250.00	250.00	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	-	22.92	22.92	275.00
7500 - Legal	97.50	166.67	69.17	97.50	166.67	69.17	2,000.00
7501 - Professional Fees Specific Home	3,152.00	-	(3,152.00)	3,152.00	-	(3,152.00)	-
<b>Total Administration Expense</b>	<b>4,939.36</b>	<b>1,964.59</b>	<b>(2,974.77)</b>	<b>4,939.36</b>	<b>1,964.59</b>	<b>(2,974.77)</b>	<b>23,575.00</b>
<b>Total Expense</b>	<b>16,567.07</b>	<b>12,747.01</b>	<b>(3,820.06)</b>	<b>16,567.07</b>	<b>12,747.01</b>	<b>(3,820.06)</b>	<b>152,964.00</b>
<b>Operating Net Total</b>	<b>(3,818.28)</b>	<b>(.01)</b>	<b>(3,818.27)</b>	<b>(3,818.28)</b>	<b>(.01)</b>	<b>(3,818.27)</b>	<b>-</b>

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## Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	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	-	1,425.00	1,425.00	-	1,425.00	-
8010 - Reserve interest	17.41	-	17.41	17.41	-	17.41	-
<b>Total Reserve Activity</b>	<b>1,442.41</b>	<b>-</b>	<b>1,442.41</b>	<b>1,442.41</b>	<b>-</b>	<b>1,442.41</b>	<b>-</b>
<b>Total Income</b>	<b>1,442.41</b>	<b>-</b>	<b>1,442.41</b>	<b>1,442.41</b>	<b>-</b>	<b>1,442.41</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,442.41</b>	<b>-</b>	<b>1,442.41</b>	<b>1,442.41</b>	<b>-</b>	<b>1,442.41</b>	<b>-</b>
<b>Net Total</b>	<b>(2,375.87)</b>	<b>(.01)</b>	<b>(2,375.86)</b>	<b>(2,375.87)</b>	<b>(.01)</b>	<b>(2,375.86)</b>	<b>-</b>