

Overlook at Cherry Creek HOA

Balance Sheet For 2/28/2023

Assets		
Mutual of Omaha Bank Operating	\$32,516.33	
Mutual of Omaha - Reserve Acct	\$71,156.25	
Accounts Receivable	\$2,250.00	
Prepaid Insurance	\$160.08	
Due From Operating	\$6,300.00	
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Total Assets		\$112,382.66
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Liabilities		
Accounts Payable	(\$934.70)	
Due to Reserves	\$6,300.00	
Prepaid Assessments	\$4,200.00	
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Total Liabilities		\$9,565.30

Equity		
Net Income	\$4,557.16	
Retained Earnings	\$98,260.20	
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Total Equity		\$102,817.36
	Total Liabilities / Equity	\$112,382.66

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	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	-	28,344.00	28,344.00	-	170,064.00
4450 - Interest Income - Operating	1.43	-	1.43	3.22	-	3.22	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(2,850.00)	(2,850.00)	-	(17,100.00)
Total Income	12,748.43	12,747.00	1.43	25,497.22	25,494.00	3.22	152,964.00
Total Income	12,748.43	12,747.00	1.43	25,497.22	25,494.00	3.22	152,964.00
Operating Expense							
Utilities Expense							
5050 - Electric	214.65	225.00	10.35	430.32	450.00	19.68	2,700.00
5100 - Water/Sewer	155.68	2,750.00	2,594.32	4,425.44	5,500.00	1,074.56	33,000.00
5200 - Telephone	-	58.33	58.33	46.21	116.66	70.45	700.00
5400 - Trash Removal	936.02	925.00	(11.02)	1,864.53	1,850.00	(14.53)	11,100.00
Total Utilities Expense	1,306.35	3,958.33	2,651.98	6,766.50	7,916.66	1,150.16	47,500.00
Maintenance Expense							
6500 - Landscape Contract	-	2,917.50	2,917.50	2,917.56	5,835.00	2,917.44	35,010.00
6525 - Irrigation Repairs	-	982.83	982.83	-	1,965.66	1,965.66	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	130.84	130.84	785.00
6550 - Trees Replacement / Maintenan	-	1,266.67	1,266.67	-	2,533.34	2,533.34	15,200.00
6635 - Gate Repairs and Supplies	-	125.00	125.00	-	250.00	250.00	1,500.00
6640 - Pest Control	-	41.67	41.67	-	83.34	83.34	500.00
6650 - Fence Maintenance	-	250.00	250.00	-	500.00	500.00	3,000.00
6700 - Snow Removal	2,550.00	1,175.00	(1,375.00)	5,800.00	2,350.00	(3,450.00)	14,100.00
Total Maintenance Expense	2,550.00	6,824.09	4,274.09	8,717.56	13,648.18	4,930.62	81,889.00
Administration Expense							
7000 - Management	1,350.00	1,350.00	-	2,700.00	2,700.00	-	16,200.00
7100 - Administration	220.12	175.00	(45.12)	559.98	350.00	(209.98)	2,100.00
7200 - Insurance	-	250.00	250.00	-	500.00	500.00	3,000.00
7300 - Audit/Tax Return	300.00	22.92	(277.08)	300.00	45.84	(254.16)	275.00
7500 - Legal	-	166.67	166.67	97.50	333.34	235.84	2,000.00
7501 - Professional Fees Specific Home	1,530.00	-	(1,530.00)	4,682.00	-	(4,682.00)	-
Total Administration Expense	3,400.12	1,964.59	(1,435.53)	8,339.48	3,929.18	(4,410.30)	23,575.00
Total Expense	7,256.47	12,747.01	5,490.54	23,823.54	25,494.02	1,670.48	152,964.00
Operating Net Total	5,491.96	(.01)	5,491.97	1,673.68	(.02)	1,673.70	-

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Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	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	2,850.00	-	2,850.00	-
8010 - Reserve Interest	16.07	-	16.07	33.48	-	33.48	-
Total Reserve Activity	1,441.07	-	1,441.07	2,883.48	-	2,883.48	-
Total Income	1,441.07	-	1,441.07	2,883.48	-	2,883.48	-
Reserve Net Total	1,441.07	-	1,441.07	2,883.48	-	2,883.48	-
Net Total	6,933.03	(.01)	6,933.04	4,557.16	(.02)	4,557.18	-