

Overlook at Cherry Creek HOA

Balance Sheet For 3/31/2023

Assets

Mutual of Omaha Bank Operating	\$41,241.65
Mutual of Omaha - Reserve Acct	\$72,599.40
Accounts Receivable	\$2,250.00
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

Total Assets\$122,551.13**Total Assets**\$122,551.13

Liabilities

Accounts Payable	(\$366.75)
Due to Reserves	\$6,300.00
Prepaid Assessments	\$3,900.00

Total Liabilities\$9,833.25**Equity**

Net Income	\$14,457.68
Retained Earnings	\$98,260.20

Total Equity\$112,717.88**Total Liabilities / Equity**\$122,551.13

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Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	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	-	42,516.00	42,516.00	-	170,064.00
4450 - Interest Income - Operating	1.82	-	1.82	5.04	-	5.04	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(4,275.00)	(4,275.00)	-	(17,100.00)
Total Income	12,748.82	12,747.00	1.82	38,246.04	38,241.00	5.04	152,964.00
Total Income	12,748.82	12,747.00	1.82	38,246.04	38,241.00	5.04	152,964.00
Operating Expense							
Utilities Expense							
5050 - Electric	209.60	225.00	15.40	639.92	675.00	35.08	2,700.00
5100 - Water/Sewer	(4,016.66)	2,750.00	6,766.66	634.62	8,250.00	7,615.38	33,000.00
5200 - Telephone	63.21	58.33	(4.88)	109.42	174.99	65.57	700.00
5400 - Trash Removal	30.36	925.00	894.64	1,894.89	2,775.00	880.11	11,100.00
Total Utilities Expense	(3,713.49)	3,958.33	7,671.82	3,278.85	11,874.99	8,596.14	47,500.00
Maintenance Expense							
6500 - Landscape Contract	-	2,917.50	2,917.50	5,835.12	8,752.50	2,917.38	35,010.00
6525 - Irrigation Repairs	-	982.83	982.83	911.29	2,948.49	2,037.20	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	196.26	196.26	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.67	1,266.67	-	3,800.01	3,800.01	15,200.00
6555 - Plant/Tree Insect Control	1,008.00	-	(1,008.00)	1,008.00	-	(1,008.00)	-
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	375.00	194.05	1,500.00
6640 - Pest Control	149.00	41.67	(107.33)	149.00	125.01	(23.99)	500.00
6650 - Fence Maintenance	-	250.00	250.00	-	750.00	750.00	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	5,800.00	3,525.00	(2,275.00)	14,100.00
6800 - Misc Grounds Maint	-	-	-	689.00	-	(689.00)	-
Total Maintenance Expense	1,157.00	6,824.09	5,667.09	14,573.36	20,472.27	5,898.91	81,889.00
Administration Expense							
7000 - Management	1,350.00	1,350.00	-	4,050.00	4,050.00	-	16,200.00
7100 - Administration	257.80	175.00	(82.80)	817.78	525.00	(292.78)	2,100.00
7200 - Insurance	-	250.00	250.00	-	750.00	750.00	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	68.76	(231.24)	275.00
7500 - Legal	-	166.67	166.67	97.50	500.01	402.51	2,000.00
7501 - Professional Fees Specific Home	315.50	-	(315.50)	4,997.50	-	(4,997.50)	-
Total Administration Expense	1,923.30	1,964.59	41.29	10,262.78	5,893.77	(4,369.01)	23,575.00
Total Expense	(633.19)	12,747.01	13,380.20	28,114.99	38,241.03	10,126.04	152,964.00
Operating Net Total	13,382.01	(.01)	13,382.02	10,131.05	(.03)	10,131.08	-

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Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	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	4,275.00	-	4,275.00	-
8010 - Reserve interest	18.15	-	18.15	51.63	-	51.63	-
Total Reserve Activity	1,443.15	-	1,443.15	4,326.63	-	4,326.63	-
Total Income	1,443.15	-	1,443.15	4,326.63	-	4,326.63	-
Reserve Net Total	1,443.15	-	1,443.15	4,326.63	-	4,326.63	-
Net Total	14,825.16	(.01)	14,825.17	14,457.68	(.03)	14,457.71	-