

# Overlook at Cherry Creek HOA

Balance Sheet For 4/30/2023

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**Assets**

Mutual of Omaha Bank Operating	\$48,448.67
Mutual of Omaha - Reserve Acct	\$74,042.34
Accounts Receivable	\$1,950.00
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

**Total Assets**\$130,901.09**Total Assets**\$130,901.09

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**Liabilities**

Accounts Payable	\$7,158.57
Due to Reserves	\$6,300.00
Prepaid Assessments	\$2,400.00

**Total Liabilities**\$15,858.57**Equity**

Net Income	\$16,782.32
Retained Earnings	\$98,260.20

**Total Equity**\$115,042.52**Total Liabilities / Equity**\$130,901.09

# Overlook at Cherry Creek HOA

## Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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	-	56,688.00	56,688.00	-	170,064.00
4450 - Interest Income - Operating	1.97	-	1.97	7.01	-	7.01	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(5,700.00)	(5,700.00)	-	(17,100.00)
<b>Total Income</b>	<b>12,748.97</b>	<b>12,747.00</b>	<b>1.97</b>	<b>50,995.01</b>	<b>50,988.00</b>	<b>7.01</b>	<b>152,964.00</b>
<b>Total Income</b>	<b>12,748.97</b>	<b>12,747.00</b>	<b>1.97</b>	<b>50,995.01</b>	<b>50,988.00</b>	<b>7.01</b>	<b>152,964.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5050 - Electric	202.80	225.00	22.20	842.72	900.00	57.28	2,700.00
5100 - Water/Sewer	105.14	2,750.00	2,644.86	739.76	11,000.00	10,260.24	33,000.00
5200 - Telephone	62.92	58.33	(4.59)	172.34	233.32	60.98	700.00
5400 - Trash Removal	904.79	925.00	20.21	2,799.68	3,700.00	900.32	11,100.00
<b>Total Utilities Expense</b>	<b>1,275.65</b>	<b>3,958.33</b>	<b>2,682.68</b>	<b>4,554.50</b>	<b>15,833.32</b>	<b>11,278.82</b>	<b>47,500.00</b>
<b>Maintenance Expense</b>							
6500 - Landscape Contract	3,092.71	2,917.50	(175.21)	11,845.39	11,670.00	(175.39)	35,010.00
6525 - Irrigation Repairs	-	982.83	982.83	911.29	3,931.32	3,020.03	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	261.68	261.68	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.67	1,266.67	-	5,066.68	5,066.68	15,200.00
6555 - Plant/Tree Insect Control	914.00	-	(914.00)	1,922.00	-	(1,922.00)	-
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	500.00	319.05	1,500.00
6640 - Pest Control	-	41.67	41.67	149.00	166.68	17.68	500.00
6650 - Fence Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	5,800.00	4,700.00	(1,100.00)	14,100.00
6800 - Misc Grounds Maint	-	-	-	689.00	-	(689.00)	-
<b>Total Maintenance Expense</b>	<b>4,006.71</b>	<b>6,824.09</b>	<b>2,817.38</b>	<b>21,497.63</b>	<b>27,296.36</b>	<b>5,798.73</b>	<b>81,889.00</b>
<b>Administration Expense</b>							
7000 - Management	1,350.00	1,350.00	-	5,400.00	5,400.00	-	16,200.00
7100 - Administration	234.35	175.00	(59.35)	1,052.13	700.00	(352.13)	2,100.00
7200 - Insurance	2,083.00	250.00	(1,833.00)	2,083.00	1,000.00	(1,083.00)	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	91.68	(208.32)	275.00
7500 - Legal	-	166.67	166.67	97.50	666.68	569.18	2,000.00
7501 - Professional Fees Specific Home	-	-	-	4,997.50	-	(4,997.50)	-
<b>Total Administration Expense</b>	<b>3,667.35</b>	<b>1,964.59</b>	<b>(1,702.76)</b>	<b>13,930.13</b>	<b>7,858.36</b>	<b>(6,071.77)</b>	<b>23,575.00</b>
<b>Total Expense</b>	<b>8,949.71</b>	<b>12,747.01</b>	<b>3,797.30</b>	<b>39,982.26</b>	<b>50,988.04</b>	<b>11,005.78</b>	<b>152,964.00</b>
<b>Operating Net Total</b>	<b>3,799.26</b>	<b>(.01)</b>	<b>3,799.27</b>	<b>11,012.75</b>	<b>(.04)</b>	<b>11,012.79</b>	<b>-</b>

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## Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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	5,700.00	-	5,700.00	-
8010 - Reserve interest	17.94	-	17.94	69.57	-	69.57	-
<b>Total Reserve Activity</b>	<b>1,442.94</b>	<b>-</b>	<b>1,442.94</b>	<b>5,769.57</b>	<b>-</b>	<b>5,769.57</b>	<b>-</b>
<b>Total Income</b>	<b>1,442.94</b>	<b>-</b>	<b>1,442.94</b>	<b>5,769.57</b>	<b>-</b>	<b>5,769.57</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,442.94</b>	<b>-</b>	<b>1,442.94</b>	<b>5,769.57</b>	<b>-</b>	<b>5,769.57</b>	<b>-</b>
<b>Net Total</b>	<b>5,242.20</b>	<b>(.01)</b>	<b>5,242.21</b>	<b>16,782.32</b>	<b>(.04)</b>	<b>16,782.36</b>	<b>-</b>