

Overlook at Cherry Creek HOA

Balance Sheet For 5/31/2023

Assets

Mutual of Omaha Bank Operating	\$43,694.80
Mutual of Omaha - Reserve Acct	\$75,486.23
Accounts Receivable	\$2,250.00
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

Total Assets

\$127,891.11

Total Assets

\$127,891.11

Liabilities

Accounts Payable	\$5,319.64
Due to Reserves	\$6,300.00
Prepaid Assessments	\$3,000.00

Total Liabilities

\$14,619.64

Equity

Net Income	\$17,928.83
Retained Earnings	\$95,342.64

Total Equity

\$113,271.47

Total Liabilities / Equity

\$127,891.11

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	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	-	70,860.00	70,860.00	-	170,064.00
4450 - Interest Income - Operating	2.18	-	2.18	9.19	-	9.19	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(7,125.00)	(7,125.00)	-	(17,100.00)
Total Income	12,749.18	12,747.00	2.18	63,744.19	63,735.00	9.19	152,964.00
Total Income	12,749.18	12,747.00	2.18	63,744.19	63,735.00	9.19	152,964.00
Operating Expense							
Utilities Expense							
5050 - Electric	202.94	225.00	22.06	1,045.66	1,125.00	79.34	2,700.00
5100 - Water/Sewer	143.26	2,750.00	2,606.74	883.02	13,750.00	12,866.98	33,000.00
5200 - Telephone	61.92	58.33	(3.59)	234.26	291.65	57.39	700.00
5400 - Trash Removal	907.15	925.00	17.85	3,706.83	4,625.00	918.17	11,100.00
Total Utilities Expense	1,315.27	3,958.33	2,643.06	5,869.77	19,791.65	13,921.88	47,500.00
Maintenance Expense							
6500 - Landscape Contract	3,092.71	2,917.50	(175.21)	14,938.10	14,587.50	(350.60)	35,010.00
6525 - Irrigation Repairs	4,528.08	982.83	(3,545.25)	5,439.37	4,914.15	(525.22)	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	327.10	327.10	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.67	1,266.67	-	6,333.35	6,333.35	15,200.00
6555 - Plant/Tree Insect Control	-	-	-	1,922.00	-	(1,922.00)	-
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	625.00	444.05	1,500.00
6640 - Pest Control	-	41.67	41.67	149.00	208.35	59.35	500.00
6650 - Fence Maintenance	-	250.00	250.00	2,525.00	1,250.00	(1,275.00)	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	5,800.00	5,875.00	75.00	14,100.00
6800 - Misc Grounds Maint	-	-	-	689.00	-	(689.00)	-
Total Maintenance Expense	7,620.79	6,824.09	(796.70)	31,643.42	34,120.45	2,477.03	81,889.00
Administration Expense							
7000 - Management	1,350.00	1,350.00	-	6,750.00	6,750.00	-	16,200.00
7100 - Administration	235.50	175.00	(60.50)	1,287.63	875.00	(412.63)	2,100.00
7200 - Insurance	-	250.00	250.00	2,083.00	1,250.00	(833.00)	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	114.60	(185.40)	275.00
7500 - Legal	-	166.67	166.67	97.50	833.35	735.85	2,000.00
7501 - Professional Fees Specific Home	-	-	-	4,997.50	-	(4,997.50)	-
Total Administration Expense	1,585.50	1,964.59	379.09	15,515.63	9,822.95	(5,692.68)	23,575.00
Total Expense	10,521.56	12,747.01	2,225.45	53,028.82	63,735.05	10,706.23	152,964.00
Operating Net Total	2,227.62	(.01)	2,227.63	10,715.37	(.05)	10,715.42	-

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Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	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	7,125.00	-	7,125.00	-
8010 - Reserve interest	18.89	-	18.89	88.46	-	88.46	-
Total Reserve Activity	1,443.89	-	1,443.89	7,213.46	-	7,213.46	-
Total Income	1,443.89	-	1,443.89	7,213.46	-	7,213.46	-
Reserve Net Total	1,443.89	-	1,443.89	7,213.46	-	7,213.46	-
Net Total	3,671.51	(.01)	3,671.52	17,928.83	(.05)	17,928.88	-