

Overlook at Cherry Creek HOA

Balance Sheet For 7/31/2023

Assets

Mutual of Omaha Bank Operating	\$43,225.49
Mutual of Omaha - Reserve Acct	\$78,374.53
Accounts Receivable	\$3,290.00
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

Total Assets

\$131,350.10

Total Assets

\$131,350.10

Liabilities

Accounts Payable	(\$5,706.41)
Due to Reserves	\$6,300.00
Prepaid Assessments	\$2,700.00
Owner Refund	\$300.00

Total Liabilities

\$3,593.59

Equity

Net Income	\$30,938.87
Retained Earnings	\$96,817.64

Total Equity

\$127,756.51

Total Liabilities / Equity

\$131,350.10

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	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	-	99,204.00	99,204.00	-	170,064.00
4020 - Violation Income	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
4100 - Late Fee Income	25.00	-	25.00	25.00	-	25.00	-
4110 - Late Fee Interest Income	15.00	-	15.00	15.00	-	15.00	-
4450 - Interest Income - Operating	2.21	-	2.21	13.47	-	13.47	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(9,975.00)	(9,975.00)	-	(17,100.00)
Total Income	13,789.21	12,747.00	1,042.21	90,282.47	89,229.00	1,053.47	152,964.00
Total Income	13,789.21	12,747.00	1,042.21	90,282.47	89,229.00	1,053.47	152,964.00
Operating Expense							
Utilities Expense							
5050 - Electric	796.63	225.00	(571.63)	2,042.95	1,575.00	(467.95)	2,700.00
5100 - Water/Sewer	2,142.57	2,750.00	607.43	5,343.96	19,250.00	13,906.04	33,000.00
5200 - Telephone	61.99	58.33	(3.66)	355.17	408.31	53.14	700.00
5400 - Trash Removal	899.56	925.00	25.44	5,505.01	6,475.00	969.99	11,100.00
Total Utilities Expense	3,900.75	3,958.33	57.58	13,247.09	27,708.31	14,461.22	47,500.00
Maintenance Expense							
6500 - Landscape Contract	-	2,917.50	2,917.50	18,030.81	20,422.50	2,391.69	35,010.00
6525 - Irrigation Repairs	-	982.83	982.83	7,359.87	6,879.81	(480.06)	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	457.94	457.94	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.67	1,266.67	170.74	8,866.69	8,695.95	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	875.00	694.05	1,500.00
6640 - Pest Control	-	41.67	41.67	149.00	291.69	142.69	500.00
6650 - Fence Maintenance	298.88	250.00	(48.88)	2,823.88	1,750.00	(1,073.88)	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	5,800.00	8,225.00	2,425.00	14,100.00
6800 - Misc Grounds Maint	157.00	-	(157.00)	1,053.75	-	(1,053.75)	-
Total Maintenance Expense	455.88	6,824.09	6,368.21	37,491.00	47,768.63	10,277.63	81,889.00
Administration Expense							
7000 - Management	1,350.00	1,350.00	-	9,450.00	9,450.00	-	16,200.00
7100 - Administration	240.55	175.00	(65.55)	1,739.73	1,225.00	(514.73)	2,100.00
7200 - Insurance	-	250.00	250.00	2,083.00	1,750.00	(333.00)	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	160.44	(139.56)	275.00
7500 - Legal	-	166.67	166.67	97.50	1,166.69	1,069.19	2,000.00
7501 - Professional Fees Specific Home	-	-	-	5,405.50	-	(5,405.50)	-
7600 - Miscellaneous	(368.46)	-	368.46	(368.46)	-	368.46	-
Total Administration Expense	1,222.09	1,964.59	742.50	18,707.27	13,752.13	(4,955.14)	23,575.00
Total Expense	5,578.72	12,747.01	7,168.29	69,445.36	89,229.07	19,783.71	152,964.00

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Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	8,210.49	(.01)	8,210.50	20,837.11	(.07)	20,837.18	-

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Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	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	9,975.00	-	9,975.00	-
8010 - Reserve interest	19.65	-	19.65	126.76	-	126.76	-
Total Reserve Activity	1,444.65	-	1,444.65	10,101.76	-	10,101.76	-
Total Income	1,444.65	-	1,444.65	10,101.76	-	10,101.76	-
Reserve Net Total	1,444.65	-	1,444.65	10,101.76	-	10,101.76	-
Net Total	9,655.14	(.01)	9,655.15	30,938.87	(.07)	30,938.94	-