

Overlook at Cherry Creek HOA

Balance Sheet For 8/31/2023

Assets

Mutual of Omaha Bank Operating	\$34,252.79
Mutual of Omaha - Reserve Acct	\$78,394.50
Accounts Receivable	\$3,636.67
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

Total Assets

	<u>\$122,744.04</u>
Total Assets	<u>\$122,744.04</u>

Liabilities

Accounts Payable	\$1,291.30
Due to Reserves	\$6,300.00
Prepaid Assessments	\$4,800.00

Total Liabilities

\$12,391.30

Equity

Net Income	\$13,535.10
Retained Earnings	\$96,817.64

Total Equity

\$110,352.74

Total Liabilities / Equity

\$122,744.04

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	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	-	113,376.00	113,376.00	-	170,064.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	25.00	-	25.00	50.00	-	50.00	-
4110 - Late Fee Interest Income	21.67	-	21.67	36.67	-	36.67	-
4450 - Interest Income - Operating	2.34	-	2.34	15.81	-	15.81	-
4500 - Reserve Contributions	-	(1,425.00)	1,425.00	(9,975.00)	(11,400.00)	1,425.00	(17,100.00)
Total Income	14,221.01	12,747.00	1,474.01	104,503.48	101,976.00	2,527.48	152,964.00
Total Income	14,221.01	12,747.00	1,474.01	104,503.48	101,976.00	2,527.48	152,964.00
Operating Expense							
Utilities Expense							
5050 - Electric	215.32	225.00	9.68	2,258.27	1,800.00	(458.27)	2,700.00
5100 - Water/Sewer	5,652.33	2,750.00	(2,902.33)	10,996.29	22,000.00	11,003.71	33,000.00
5200 - Telephone	109.20	58.33	(50.87)	464.37	466.64	2.27	700.00
5400 - Trash Removal	911.96	925.00	13.04	6,416.97	7,400.00	983.03	11,100.00
Total Utilities Expense	6,888.81	3,958.33	(2,930.48)	20,135.90	31,666.64	11,530.74	47,500.00
Maintenance Expense							
6500 - Landscape Contract	3,602.56	2,917.50	(685.06)	21,633.37	23,340.00	1,706.63	35,010.00
6525 - Irrigation Repairs	2,677.30	982.83	(1,694.47)	11,850.58	7,862.64	(3,987.94)	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	523.36	523.36	785.00
6550 - Trees Replacement / Maintenanc	2,784.00	1,266.67	(1,517.33)	4,876.74	10,133.36	5,256.62	15,200.00
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	1,000.00	819.05	1,500.00
6640 - Pest Control	-	41.67	41.67	149.00	333.36	184.36	500.00
6650 - Fence Maintenance	-	250.00	250.00	2,823.88	2,000.00	(823.88)	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	5,800.00	9,400.00	3,600.00	14,100.00
6800 - Misc Grounds Maint	10,680.00	-	(10,680.00)	11,733.75	-	(11,733.75)	-
Total Maintenance Expense	19,743.86	6,824.09	(12,919.77)	59,048.27	54,592.72	(4,455.55)	81,889.00
Administration Expense							
7000 - Management	1,350.00	1,350.00	-	10,800.00	10,800.00	-	16,200.00
7100 - Administration	159.67	175.00	15.33	1,899.40	1,400.00	(499.40)	2,100.00
7200 - Insurance	-	250.00	250.00	2,083.00	2,000.00	(83.00)	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	183.36	(116.64)	275.00
7500 - Legal	125.00	166.67	41.67	222.50	1,333.36	1,110.86	2,000.00
7501 - Professional Fees Specific Home	1,544.00	-	(1,544.00)	6,949.50	-	(6,949.50)	-
7600 - Miscellaneous	-	-	-	(368.46)	-	368.46	-
7900 - Bank Charges	20.00	-	(20.00)	20.00	-	(20.00)	-
Total Administration Expense	3,198.67	1,964.59	(1,234.08)	21,905.94	15,716.72	(6,189.22)	23,575.00
Total Expense	29,831.34	12,747.01	(17,084.33)	101,090.11	101,976.08	885.97	152,964.00

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Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(15,610.33)	(.01)	(15,610.32)	3,413.37	(.08)	3,413.45	-

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Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	-	-	-	9,975.00	-	9,975.00	-
8010 - Reserve interest	19.97	-	19.97	146.73	-	146.73	-
Total Reserve Activity	19.97	-	19.97	10,121.73	-	10,121.73	-
Total Income	19.97	-	19.97	10,121.73	-	10,121.73	-
Reserve Net Total	19.97	-	19.97	10,121.73	-	10,121.73	-
Net Total	(15,590.36)	(.01)	(15,590.35)	13,535.10	(.08)	13,535.18	-