

Overlook at Cherry Creek HOA

Balance Sheet For 9/30/2023

Assets

Mutual of Omaha Bank Operating	\$25,473.32
Mutual of Omaha - Reserve Acct	\$81,264.04
Accounts Receivable	\$3,410.34
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

Total Assets

\$116,607.78

Total Assets

\$116,607.78

Liabilities

Accounts Payable	\$111.13
Due to Reserves	\$6,300.00
Prepaid Assessments	\$4,800.00

Total Liabilities

\$11,211.13

Equity

Net Income	\$8,579.01
Retained Earnings	\$96,817.64

Total Equity

\$105,396.65

Total Liabilities / Equity

\$116,607.78

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	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	-	127,548.00	127,548.00	-	170,064.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	75.00	-	75.00	125.00	-	125.00	-
4110 - Late Fee Interest Income	25.67	-	25.67	62.34	-	62.34	-
4450 - Interest Income - Operating	1.77	-	1.77	17.58	-	17.58	-
4500 - Reserve Contributions	(2,850.00)	(1,425.00)	(1,425.00)	(12,825.00)	(12,825.00)	-	(17,100.00)
Total Income	11,424.44	12,747.00	(1,322.56)	115,927.92	114,723.00	1,204.92	152,964.00
Total Income	11,424.44	12,747.00	(1,322.56)	115,927.92	114,723.00	1,204.92	152,964.00
Operating Expense							
Utilities Expense							
5050 - Electric	208.51	225.00	16.49	2,466.78	2,025.00	(441.78)	2,700.00
5100 - Water/Sewer	4,438.89	2,750.00	(1,688.89)	15,435.18	24,750.00	9,314.82	33,000.00
5200 - Telephone	46.99	58.33	11.34	511.36	524.97	13.61	700.00
5400 - Trash Removal	928.21	925.00	(3.21)	7,345.18	8,325.00	979.82	11,100.00
Total Utilities Expense	5,622.60	3,958.33	(1,664.27)	25,758.50	35,624.97	9,866.47	47,500.00
Maintenance Expense							
6500 - Landscape Contract	3,092.71	2,917.50	(175.21)	24,726.08	26,257.50	1,531.42	35,010.00
6525 - Irrigation Repairs	4,375.54	982.83	(3,392.71)	16,226.12	8,845.47	(7,380.65)	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	588.78	588.78	785.00
6550 - Trees Replacement / Maintenanc	1,107.00	1,266.67	159.67	7,528.74	11,400.03	3,871.29	15,200.00
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	1,125.00	944.05	1,500.00
6640 - Pest Control	-	41.67	41.67	149.00	375.03	226.03	500.00
6650 - Fence Maintenance	-	250.00	250.00	2,823.88	2,250.00	(573.88)	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	5,800.00	10,575.00	4,775.00	14,100.00
6800 - Misc Grounds Maint	1,958.00	-	(1,958.00)	13,691.75	-	(13,691.75)	-
Total Maintenance Expense	10,533.25	6,824.09	(3,709.16)	71,126.52	61,416.81	(9,709.71)	81,889.00
Administration Expense							
7000 - Management	1,350.00	1,350.00	-	12,150.00	12,150.00	-	16,200.00
7100 - Administration	189.22	175.00	(14.22)	2,088.62	1,575.00	(513.62)	2,100.00
7200 - Insurance	-	250.00	250.00	2,083.00	2,250.00	167.00	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	206.28	(93.72)	275.00
7500 - Legal	-	166.67	166.67	222.50	1,500.03	1,277.53	2,000.00
7501 - Professional Fees Specific Home	-	-	-	6,949.50	-	(6,949.50)	-
7600 - Miscellaneous	-	-	-	(368.46)	-	368.46	-
7900 - Bank Charges	10.00	-	(10.00)	30.00	-	(30.00)	-
Total Administration Expense	1,549.22	1,964.59	415.37	23,455.16	17,681.31	(5,773.85)	23,575.00
Total Expense	17,705.07	12,747.01	(4,958.06)	120,340.18	114,723.09	(5,617.09)	152,964.00

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Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(6,280.63)	(.01)	(6,280.62)	(4,412.26)	(.09)	(4,412.17)	-

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Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	2,850.00	-	2,850.00	12,825.00	-	12,825.00	-
8010 - Reserve interest	19.54	-	19.54	166.27	-	166.27	-
Total Reserve Activity	2,869.54	-	2,869.54	12,991.27	-	12,991.27	-
Total Income	2,869.54	-	2,869.54	12,991.27	-	12,991.27	-
Reserve Net Total	2,869.54	-	2,869.54	12,991.27	-	12,991.27	-
Net Total	(3,411.09)	(.01)	(3,411.08)	8,579.01	(.09)	8,579.10	-