

Overlook at Cherry Creek HOA

Balance Sheet For 10/31/2023

Assets

Mutual of Omaha Bank Operating	\$13,033.55
Mutual of Omaha - Reserve Acct	\$82,709.76
Accounts Receivable	\$3,757.01
Prepaid Insurance	\$160.08
Due From Operating	\$6,300.00

Total Assets

\$105,960.40

Total Assets

\$105,960.40

Liabilities

Accounts Payable	(\$6,704.41)
Due to Reserves	\$6,300.00
Prepaid Assessments	\$4,225.00

Total Liabilities

\$3,820.59

Equity

Net Income	\$5,322.17
Retained Earnings	\$96,817.64

Total Equity

\$102,139.81

Total Liabilities / Equity

\$105,960.40

Overlook at Cherry Creek HOA

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	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	-	141,720.00	141,720.00	-	170,064.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	50.00	-	50.00	150.00	-	150.00	-
4110 - Late Fee Interest Income	23.67	-	23.67	86.01	-	86.01	-
4450 - Interest Income - Operating	1.15	-	1.15	18.73	-	18.73	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(14,250.00)	(14,250.00)	-	(17,100.00)
Total Income	12,821.82	12,747.00	74.82	128,724.74	127,470.00	1,254.74	152,964.00
Total Income	12,821.82	12,747.00	74.82	128,724.74	127,470.00	1,254.74	152,964.00

Operating Expense

Utilities Expense							
5050 - Electric	213.14	225.00	11.86	2,679.92	2,250.00	(429.92)	2,700.00
5100 - Water/Sewer	5,114.73	2,750.00	(2,364.73)	20,549.91	27,500.00	6,950.09	33,000.00
5200 - Telephone	-	58.33	58.33	511.36	583.30	71.94	700.00
5400 - Trash Removal	971.39	925.00	(46.39)	8,316.57	9,250.00	933.43	11,100.00
Total Utilities Expense	6,299.26	3,958.33	(2,340.93)	32,057.76	39,583.30	7,525.54	47,500.00
Maintenance Expense							
6500 - Landscape Contract	-	2,917.50	2,917.50	24,726.08	29,175.00	4,448.92	35,010.00
6525 - Irrigation Repairs	-	982.83	982.83	17,845.51	9,828.30	(8,017.21)	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	654.20	654.20	785.00
6550 - Trees Replacement / Maintenan	-	1,266.67	1,266.67	7,528.74	12,666.70	5,137.96	15,200.00
6600 - Parking Lot Maintenance	7,715.00	-	(7,715.00)	7,715.00	-	(7,715.00)	-
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	1,250.00	1,069.05	1,500.00
6640 - Pest Control	-	41.67	41.67	149.00	416.70	267.70	500.00
6650 - Fence Maintenance	-	250.00	250.00	2,972.05	2,500.00	(472.05)	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	5,800.00	11,750.00	5,950.00	14,100.00
6800 - Misc Grounds Maint	-	-	-	13,691.75	-	(13,691.75)	-
Total Maintenance Expense	7,715.00	6,824.09	(890.91)	80,609.08	68,240.90	(12,368.18)	81,889.00
Administration Expense							
7000 - Management	1,350.00	1,350.00	-	13,500.00	13,500.00	-	16,200.00
7100 - Administration	265.56	175.00	(90.56)	2,354.18	1,750.00	(604.18)	2,100.00
7200 - Insurance	-	250.00	250.00	2,083.00	2,500.00	417.00	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	229.20	(70.80)	275.00
7500 - Legal	-	166.67	166.67	222.50	1,666.70	1,444.20	2,000.00
7501 - Professional Fees Specific Home	102.00	-	(102.00)	7,051.50	-	(7,051.50)	-
7600 - Miscellaneous	-	-	-	(368.46)	-	368.46	-
7900 - Bank Charges	-	-	-	30.00	-	(30.00)	-
Total Administration Expense	1,717.56	1,964.59	247.03	25,172.72	19,645.90	(5,526.82)	23,575.00

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Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	15,731.82	12,747.01	(2,984.81)	137,839.56	127,470.10	(10,369.46)	152,964.00
Operating Net Total	(2,910.00)	(.01)	(2,909.99)	(9,114.82)	(.10)	(9,114.72)	-

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	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	14,250.00	-	14,250.00	-
8010 - Reserve interest	20.72	-	20.72	186.99	-	186.99	-
Total Reserve Activity	1,445.72	-	1,445.72	14,436.99	-	14,436.99	-
Total Income	1,445.72	-	1,445.72	14,436.99	-	14,436.99	-
Reserve Net Total	1,445.72	-	1,445.72	14,436.99	-	14,436.99	-
Net Total	(1,464.28)	(.01)	(1,464.27)	5,322.17	(.10)	5,322.27	-