

Overlook at Cherry Creek HOA

Balance Sheet For 11/30/2023

Assets		
Mutual of Omaha Bank Operating	\$17,835.54	
Mutual of Omaha - Reserve Acct	\$76,440.10	
Accounts Receivable	\$3,505.68	
Prepaid Insurance	\$160.08	
Total Assets		\$97,941.40
	Total Assets	\$97,941.40

Liabilities		
Prepaid Assessments	\$3,925.00	
Total Liabilities		\$3,925.00

Equity		
Net Income	(\$2,801.24)	
Retained Earnings	\$96,817.64	
Total Equity		\$94,016.40
	Total Liabilities / Equity	\$97,941.40

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Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	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	-	155,892.00	155,892.00	-	170,064.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	50.00	-	50.00	200.00	-	200.00	-
4110 - Late Fee Interest Income	25.67	-	25.67	111.68	-	111.68	-
4450 - Interest Income - Operating	.79	-	.79	19.52	-	19.52	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(15,675.00)	(15,675.00)	-	(17,100.00)
Total Income	12,823.46	12,747.00	76.46	141,548.20	140,217.00	1,331.20	152,964.00
Total Income	12,823.46	12,747.00	76.46	141,548.20	140,217.00	1,331.20	152,964.00

Operating Expense

Utilities Expense							
5050 - Electric	211.32	225.00	13.68	2,891.24	2,475.00	(416.24)	2,700.00
5100 - Water/Sewer	1,036.65	2,750.00	1,713.35	21,586.56	30,250.00	8,663.44	33,000.00
5200 - Telephone	110.76	58.33	(52.43)	622.12	641.63	19.51	700.00
5400 - Trash Removal	969.57	925.00	(44.57)	9,286.14	10,175.00	888.86	11,100.00
Total Utilities Expense	2,328.30	3,958.33	1,630.03	34,386.06	43,541.63	9,155.57	47,500.00

Maintenance Expense							
6500 - Landscape Contract	6,185.42	2,917.50	(3,267.92)	34,004.21	32,092.50	(1,911.71)	35,010.00
6525 - Irrigation Repairs	-	982.83	982.83	19,016.00	10,811.13	(8,204.87)	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.42	65.42	-	719.62	719.62	785.00
6550 - Trees Replacement / Maintenanc	1,248.00	1,266.67	18.67	9,401.74	13,933.37	4,531.63	15,200.00
6600 - Parking Lot Maintenance	(7,715.00)	-	7,715.00	-	-	-	-
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	1,375.00	1,194.05	1,500.00
6640 - Pest Control	-	41.67	41.67	149.00	458.37	309.37	500.00
6650 - Fence Maintenance	270.00	250.00	(20.00)	3,242.05	2,750.00	(492.05)	3,000.00
6700 - Snow Removal	-	1,175.00	1,175.00	7,175.00	12,925.00	5,750.00	14,100.00
6800 - Misc Grounds Maint	-	-	-	15,126.25	-	(15,126.25)	-
Total Maintenance Expense	(11.58)	6,824.09	6,835.67	88,295.20	75,064.99	(13,230.21)	81,889.00

Administration Expense							
7000 - Management	1,350.00	1,350.00	-	14,850.00	14,850.00	-	16,200.00
7100 - Administration	374.10	175.00	(199.10)	2,728.28	1,925.00	(803.28)	2,100.00
7200 - Insurance	-	250.00	250.00	2,083.00	2,750.00	667.00	3,000.00
7300 - Audit/Tax Return	-	22.92	22.92	300.00	252.12	(47.88)	275.00
7500 - Legal	34.00	166.67	132.67	256.50	1,833.37	1,576.87	2,000.00
7501 - Professional Fees Specific Home	408.00	-	(408.00)	7,459.50	-	(7,459.50)	-
7600 - Miscellaneous	2,496.69	-	(2,496.69)	2,128.23	-	(2,128.23)	-
7900 - Bank Charges	-	-	-	30.00	-	(30.00)	-
Total Administration Expense	4,662.79	1,964.59	(2,698.20)	29,835.51	21,610.49	(8,225.02)	23,575.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	6,979.51	12,747.01	5,767.50	152,516.77	140,217.11	(12,299.66)	152,964.00
Operating Net Total	5,843.95	(.01)	5,843.96	(10,968.57)	(.11)	(10,968.46)	-

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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	15,675.00	-	15,675.00	-
8010 - Reserve interest	20.34	-	20.34	207.33	-	207.33	-
Total Reserve Activity	1,445.34	-	1,445.34	15,882.33	-	15,882.33	-
Total Income	1,445.34	-	1,445.34	15,882.33	-	15,882.33	-
Reserve Expense							
Reserve Activity							
8050 - Reserve Expense	7,715.00	-	(7,715.00)	7,715.00	-	(7,715.00)	-
Total Reserve Activity	7,715.00	-	(7,715.00)	7,715.00	-	(7,715.00)	-
Total Expense	7,715.00	-	(7,715.00)	7,715.00	-	(7,715.00)	-
Reserve Net Total	(6,269.66)	-	(6,269.66)	8,167.33	-	8,167.33	-
Net Total	(425.71)	(.01)	(425.70)	(2,801.24)	(.11)	(2,801.13)	-