

# Overlook at Cherry Creek HOA

Balance Sheet For 12/31/2023

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**Assets**

Mutual of Omaha Bank Operating	\$20,723.08
Mutual of Omaha - Reserve Acct	\$70,234.61
Accounts Receivable	\$3,523.35
Prepaid Insurance	\$160.08

**Total Assets**

	<u>\$94,641.12</u>
<b>Total Assets</b>	<u><u>\$94,641.12</u></u>

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**Liabilities**

Prepaid Assessments	\$3,175.00
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**Total Liabilities**

\$3,175.00

**Equity**

Net Income	(\$5,351.52)
Retained Earnings	\$96,817.64

**Total Equity**

	<u>\$91,466.12</u>
<b>Total Liabilities / Equity</b>	<u><u>\$94,641.12</u></u>

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# Overlook at Cherry Creek HOA

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	14,172.00	14,172.00	-	170,064.00	170,064.00	-	170,064.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	25.00	-	25.00	225.00	-	225.00	-
4110 - Late Fee Interest Income	21.67	-	21.67	133.35	-	133.35	-
4450 - Interest Income - Operating	1.40	-	1.40	20.92	-	20.92	-
4500 - Reserve Contributions	(1,425.00)	(1,425.00)	-	(17,100.00)	(17,100.00)	-	(17,100.00)
<b>Total Income</b>	<b>12,795.07</b>	<b>12,747.00</b>	<b>48.07</b>	<b>154,343.27</b>	<b>152,964.00</b>	<b>1,379.27</b>	<b>152,964.00</b>
<b>Total Income</b>	<b>12,795.07</b>	<b>12,747.00</b>	<b>48.07</b>	<b>154,343.27</b>	<b>152,964.00</b>	<b>1,379.27</b>	<b>152,964.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5050 - Electric	305.30	225.00	(80.30)	3,196.54	2,700.00	(496.54)	2,700.00
5100 - Water/Sewer	122.73	2,750.00	2,627.27	21,709.29	33,000.00	11,290.71	33,000.00
5200 - Telephone	47.38	58.37	10.99	669.50	700.00	30.50	700.00
5400 - Trash Removal	958.19	925.00	(33.19)	10,244.33	11,100.00	855.67	11,100.00
<b>Total Utilities Expense</b>	<b>1,433.60</b>	<b>3,958.37</b>	<b>2,524.77</b>	<b>35,819.66</b>	<b>47,500.00</b>	<b>11,680.34</b>	<b>47,500.00</b>
<b>Maintenance Expense</b>							
6500 - Landscape Contract	3,092.72	2,917.50	(175.22)	37,096.93	35,010.00	(2,086.93)	35,010.00
6525 - Irrigation Repairs	-	982.87	982.87	19,016.00	11,794.00	(7,222.00)	11,794.00
6526 - Fire Hydrant & Backflow testing	-	65.38	65.38	-	785.00	785.00	785.00
6550 - Trees Replacement / Maintenanc	-	1,266.63	1,266.63	9,401.74	15,200.00	5,798.26	15,200.00
6635 - Gate Repairs and Supplies	-	125.00	125.00	180.95	1,500.00	1,319.05	1,500.00
6640 - Pest Control	-	41.63	41.63	149.00	500.00	351.00	500.00
6650 - Fence Maintenance	-	250.00	250.00	3,242.05	3,000.00	(242.05)	3,000.00
6700 - Snow Removal	2,310.00	1,175.00	(1,135.00)	9,485.00	14,100.00	4,615.00	14,100.00
6800 - Misc Grounds Maint	-	-	-	15,126.25	-	(15,126.25)	-
<b>Total Maintenance Expense</b>	<b>5,402.72</b>	<b>6,824.01</b>	<b>1,421.29</b>	<b>93,697.92</b>	<b>81,889.00</b>	<b>(11,808.92)</b>	<b>81,889.00</b>
<b>Administration Expense</b>							
7000 - Management	1,350.00	1,350.00	-	16,200.00	16,200.00	-	16,200.00
7100 - Administration	613.54	175.00	(438.54)	3,341.82	2,100.00	(1,241.82)	2,100.00
7200 - Insurance	-	250.00	250.00	2,083.00	3,000.00	917.00	3,000.00
7300 - Audit/Tax Return	-	22.88	22.88	300.00	275.00	(25.00)	275.00
7500 - Legal	340.00	166.63	(173.37)	596.50	2,000.00	1,403.50	2,000.00
7501 - Professional Fees Specific Home	-	-	-	7,459.50	-	(7,459.50)	-
7600 - Miscellaneous	-	-	-	2,128.23	-	(2,128.23)	-
7900 - Bank Charges	-	-	-	30.00	-	(30.00)	-
<b>Total Administration Expense</b>	<b>2,303.54</b>	<b>1,964.51</b>	<b>(339.03)</b>	<b>32,139.05</b>	<b>23,575.00</b>	<b>(8,564.05)</b>	<b>23,575.00</b>
<b>Total Expense</b>	<b>9,139.86</b>	<b>12,746.89</b>	<b>3,607.03</b>	<b>161,656.63</b>	<b>152,964.00</b>	<b>(8,692.63)</b>	<b>152,964.00</b>

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## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	3,655.21	.11	3,655.10	(7,313.36)	-	(7,313.36)	-

# Overlook at Cherry Creek HOA

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	1,425.00	-	1,425.00	17,100.00	-	17,100.00	-
8010 - Reserve interest	19.51	-	19.51	226.84	-	226.84	-
<b>Total Reserve Activity</b>	<b>1,444.51</b>	<b>-</b>	<b>1,444.51</b>	<b>17,326.84</b>	<b>-</b>	<b>17,326.84</b>	<b>-</b>
<b>Total Income</b>	<b>1,444.51</b>	<b>-</b>	<b>1,444.51</b>	<b>17,326.84</b>	<b>-</b>	<b>17,326.84</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Reserve Activity</b>							
8050 - Reserve Expense	7,650.00	-	(7,650.00)	15,365.00	-	(15,365.00)	-
<b>Total Reserve Activity</b>	<b>7,650.00</b>	<b>-</b>	<b>(7,650.00)</b>	<b>15,365.00</b>	<b>-</b>	<b>(15,365.00)</b>	<b>-</b>
<b>Total Expense</b>	<b>7,650.00</b>	<b>-</b>	<b>(7,650.00)</b>	<b>15,365.00</b>	<b>-</b>	<b>(15,365.00)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>(6,205.49)</b>	<b>-</b>	<b>(6,205.49)</b>	<b>1,961.84</b>	<b>-</b>	<b>1,961.84</b>	<b>-</b>
<b>Net Total</b>	<b>(2,550.28)</b>	<b>.11</b>	<b>(2,550.39)</b>	<b>(5,351.52)</b>	<b>-</b>	<b>(5,351.52)</b>	<b>-</b>