

## Balance Sheet

**Properties:** Owners Association of the Villas at Cherry Creek, Inc. - 13911 E Whitaker Dr. Aurora, CO 80015

**As of:** 01/31/2024

**Accounting Basis:** Accrual

**Level of Detail:** Summary View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	45,471.36
Savings - Credit Union of Denver	5.39
Reserve Cash	32,897.54
<b>Total Cash</b>	<b>78,374.29</b>
T- Bill	78,939.34
Oceanview Fixed Annuity	141,636.58
Sagicor Life	206,548.52
Accrued Interest	10,447.93
Accounts Receivable	7,972.54
Prepaid Administrative Expenses	400.00
<b>TOTAL ASSETS</b>	<b>524,319.20</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clearing Account	458.41
Prepayments	2,935.00
Accounts Payable	13,800.34
<b>Total Liabilities</b>	<b>17,193.75</b>
<b>Capital</b>	
Unrealized Gain/(loss)	-1,582.16
Retained Earnings	116,303.12
Retained Earnings - Reserves	362,892.65
Members Equity	-168,456.28
Appfolio Opening Balance Equity	-63,824.55
Calculated Retained Earnings	-1,377.19
Calculated Prior Years Retained Earnings	263,169.86
<b>Total Capital</b>	<b>507,125.45</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>524,319.20</b>

## Cash Flow

### Mastino Management Inc.

**Properties:** Owners Association of the Villas at Cherry Creek, Inc. - 13911 E Whitaker Dr. Aurora, CO 80015

**Date Range:** 01/01/2024 to 01/31/2024

**Accounting Basis:** Accrual

**Additional Cash GL Accounts:** None

**Level of Detail:** Summary View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Assessments	34,500.00	98.70	34,500.00	98.70
Clubhouse Rental	450.00	1.29	450.00	1.29
Interest Income	6.07	0.02	6.07	0.02
<b>Total Operating Income</b>	<b>34,956.07</b>	<b>100.00</b>	<b>34,956.07</b>	<b>100.00</b>
<b>Expense</b>				
Building Maintenance/Repairs	175.00	0.50	175.00	0.50
Administrative	4,054.00	11.60	4,054.00	11.60
Community Activities	111.54	0.32	111.54	0.32
Insurance	9,548.74	27.32	9,548.74	27.32
Legal and Other Professional Fees	2,900.00	8.30	2,900.00	8.30
Professional Fees	1,600.00	4.58	1,600.00	4.58
Grounds Maintenance / Repairs	13,108.34	37.50	13,108.34	37.50
Utilities	1,902.46	5.44	1,902.46	5.44
<b>Total Operating Expense</b>	<b>33,400.08</b>	<b>95.55</b>	<b>33,400.08</b>	<b>95.55</b>
<b>NOI - Net Operating Income</b>	<b>1,555.99</b>	<b>4.45</b>	<b>1,555.99</b>	<b>4.45</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Reserve Interest Income	8.75	0.03	8.75	0.03
<b>Total Other Income</b>	<b>8.75</b>	<b>0.03</b>	<b>8.75</b>	<b>0.03</b>
<b>Other Expense</b>				
Reserve- Concrete	2,941.93	8.42	2,941.93	8.42
<b>Total Other Expense</b>	<b>2,941.93</b>	<b>8.42</b>	<b>2,941.93</b>	<b>8.42</b>
<b>Net Other Income</b>	<b>-2,933.18</b>	<b>-8.39</b>	<b>-2,933.18</b>	<b>-8.39</b>
Total Income	34,964.82	100.03	34,964.82	100.03
Total Expense	36,342.01	103.96	36,342.01	103.96
<b>Net Income</b>	<b>-1,377.19</b>	<b>-3.94</b>	<b>-1,377.19</b>	<b>-3.94</b>
<b>Change in Assets &amp; Liabilities</b>				
T- Bill	-78,939.34		-78,939.34	
Accounts Receivable	877.65		877.65	
Prepayments	140.43		140.43	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Accounts Payable	10,893.44		10,893.44	
Net Change in Assets & Liabilities	-67,027.82		-67,027.82	
Cash Flow	-68,405.01		-68,405.01	
Beginning Cash	42,403.85		42,403.85	
Beginning Cash + Cash Flow	-26,001.16		-26,001.16	
Actual Ending Cash	45,471.36		45,471.36	