

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Accrual

Level of Detail: Summary View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	43,032.22
Savings - Credit Union of Denver	5.39
Reserve Cash	32,905.38
Total Cash	75,942.99
T- Bill	78,939.34
Oceanview Fixed Annuity	141,636.58
Sagicor Life	206,548.52
Accrued Interest	10,447.93
Accounts Receivable	7,389.58
Prepaid Administrative Expenses	400.00
TOTAL ASSETS	521,304.94
LIABILITIES & CAPITAL	
Liabilities	
Clearing Account	458.41
Prepayments	3,622.30
Accounts Payable	11,927.84
Total Liabilities	16,008.55
Capital	
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	-3,206.25
Calculated Prior Years Retained Earnings	263,169.86
Total Capital	505,296.39
TOTAL LIABILITIES & CAPITAL	521,304.94

Cash Flow

Mastino Management Inc.

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

Date Range: 02/01/2024 to 02/29/2024

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
Operating Income & Expense				
Income				
Assessments	30,000.00	99.96	64,500.00	99.28
Clubhouse Rental	0.00	0.00	450.00	0.69
Interest Income	12.72	0.04	18.79	0.03
Total Operating Income	30,012.72	100.00	64,968.79	100.00
Expense				
Building Maintenance/Repairs	0.00	0.00	175.00	0.27
Administrative	852.34	2.84	4,906.34	7.55
Community Activities	1,800.00	6.00	1,911.54	2.94
Insurance	16,326.00	54.40	25,874.74	39.83
Legal and Other Professional Fees	600.00	2.00	3,500.00	5.39
Professional Fees	1,600.00	5.33	3,200.00	4.93
Grounds Maintenance / Repairs	8,419.26	28.05	21,527.60	33.14
Utilities	2,252.02	7.50	4,154.48	6.39
Total Operating Expense	31,849.62	106.12	65,249.70	100.43
NOI - Net Operating Income	-1,836.90	-6.12	-280.91	-0.43
Other Income & Expense				
Other Income				
Reserve Interest Income	7.84	0.03	16.59	0.03
Total Other Income	7.84	0.03	16.59	0.03
Other Expense				
Reserve- Concrete	0.00	0.00	2,941.93	4.53
Total Other Expense	0.00	0.00	2,941.93	4.53
Net Other Income	7.84	0.03	-2,925.34	-4.50
Total Income	30,020.56	100.03	64,985.38	100.03
Total Expense	31,849.62	106.12	68,191.63	104.96
Net Income	-1,829.06	-6.09	-3,206.25	-4.94
Change in Assets & Liabilities				
T- Bill	0.00		-78,939.34	
Accounts Receivable	582.96		1,460.61	
Prepayments	687.30		827.73	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Accounts Payable	-1,872.50		9,020.94	
Net Change in Assets & Liabilities	-602.24		-67,630.06	
Cash Flow	-2,431.30		-70,836.31	
Beginning Cash	45,471.36		42,403.85	
Beginning Cash + Cash Flow	43,040.06		-28,432.46	
Actual Ending Cash	43,032.22		43,032.22	