

## Balance Sheet

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

**As of:** 03/31/2024

**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	56,731.38
Savings - Credit Union of Denver	5.39
Reserve Cash	32,913.76
<b>Total Cash</b>	<b>89,650.53</b>
T- Bill	78,939.34
Oceanview Fixed Annuity	141,636.58
Sagicor Life	206,548.52
Accrued Interest	10,447.93
Accounts Receivable	7,022.34
Prepaid Administrative Expenses	400.00
<b>TOTAL ASSETS</b>	<b>534,645.24</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clearing Account	458.41
Prepayments	2,173.00
Accounts Payable	2,100.00
<b>Total Liabilities</b>	<b>4,731.41</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	21,411.19
Calculated Prior Years Retained Earnings	263,169.86
<b>Total Capital</b>	<b>529,913.83</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>534,645.24</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: 03/01/2024 to 03/31/2024

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	30,000.00	100.04	94,500.00	99.52
Clubhouse Rental	0.00	0.00	450.00	0.47
Interest Income	-10.58	-0.04	8.21	0.01
<b>Total Operating Income</b>	<b>29,989.42</b>	<b>100.00</b>	<b>94,958.21</b>	<b>100.00</b>
<b>Expense</b>				
Building Maintenance/Repairs	0.00	0.00	175.00	0.18
Administrative	2,568.87	8.57	7,475.21	7.87
Community Activities	0.00	0.00	1,911.54	2.01
Insurance	-7,319.79	-24.41	18,554.95	19.54
Legal and Other Professional Fees	856.00	2.85	4,356.00	4.59
Professional Fees	1,600.00	5.34	4,800.00	5.05
INTERIOR/UNIT SPECIFIC REPAIRS	96.00	0.32	96.00	0.10
Grounds Maintenance / Repairs	408.73	1.36	21,936.33	23.10
Pool/ Clubhouse	4,600.00	15.34	4,600.00	4.84
Utilities	2,570.55	8.57	6,725.03	7.08
<b>Total Operating Expense</b>	<b>5,380.36</b>	<b>17.94</b>	<b>70,630.06</b>	<b>74.38</b>
<b>NOI - Net Operating Income</b>	<b>24,609.06</b>	<b>82.06</b>	<b>24,328.15</b>	<b>25.62</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Reserve Interest Income	8.38	0.03	24.97	0.03
<b>Total Other Income</b>	<b>8.38</b>	<b>0.03</b>	<b>24.97</b>	<b>0.03</b>
<b>Other Expense</b>				
Reserve- Concrete	0.00	0.00	2,941.93	3.10
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>2,941.93</b>	<b>3.10</b>
<b>Net Other Income</b>	<b>8.38</b>	<b>0.03</b>	<b>-2,916.96</b>	<b>-3.07</b>
Total Income	29,997.80	100.03	94,983.18	100.03
Total Expense	5,380.36	17.94	73,571.99	77.48
<b>Net Income</b>	<b>24,617.44</b>	<b>82.09</b>	<b>21,411.19</b>	<b>22.55</b>
<b>Change in Assets &amp; Liabilities</b>				
T- Bill	0.00		-78,939.34	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Accounts Receivable	367.24		1,827.85	
Prepayments	-1,449.30		-621.57	
Accounts Payable	-9,827.84		-806.90	
<b>Net Change in Assets &amp; Liabilities</b>	<b>-10,909.90</b>		<b>-78,539.96</b>	
<b>Cash Flow</b>	<b>13,707.54</b>		<b>-57,128.77</b>	
<b>Beginning Cash</b>	<b>43,032.22</b>		<b>42,403.85</b>	
<b>Beginning Cash + Cash Flow</b>	<b>56,739.76</b>		<b>-14,724.92</b>	
<b>Actual Ending Cash</b>	<b>56,731.38</b>		<b>56,731.38</b>	