

Balance Sheet

Properties: Owners Association for the Villas At Cherry Creek Inc. - 13911 E Whitaker Drive Aurora, CO 80015

As of: 07/31/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Due to/From Reserves	-7,800.00
Cash - Operating	97,383.40
Due to/From Operating	7,800.00
Cash - Reserves	579,688.26
Total Cash	677,071.66
OTHER ASSETS	
Operating Suspense Account	-10,000.00
Reserve Suspense Account	-183,553.42
Treasuries	80,000.00
Accounts Receivable	7,165.00
Prepaid Expenses	3,425.00
Total OTHER ASSETS	-102,963.42
TOTAL ASSETS	574,108.24
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	2,100.00
Prepaid Assessments	11,345.00
Total LIABILITIES	13,445.00
Clearing Account	458.41
Total Liabilities	13,903.41
Capital	
EQUITY	
Retained Earnings	34,957.16
Prior Years Retained Earnings	473,408.48
Total EQUITY	508,365.64
Calculated Retained Earnings	51,839.19
Total Capital	560,204.83
TOTAL LIABILITIES & CAPITAL	574,108.24

Cash Flow

Cotton & Associates, Inc. d/b/a Integrity HOA and Asset Management

Properties: Owners Association for the Villas At Cherry Creek Inc. - 13911 E Whitaker Drive Aurora, CO 80015

Date Range: 07/01/2024 to 07/31/2024

Accounting Basis: Accrual

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
INCOME		
Assessment Income	29,284.30	212,584.30
Common Area Maintenance (CAM) Charges	0.00	-555.98
Late Fees	0.00	50.00
Interest	0.00	26.54
Operating Account Interest Earned	1.54	9.87
NSF Fees	0.00	320.00
Total INCOME	29,285.84	212,434.73
RESERVE INCOME		
Reserve Income	3,395.11	14,195.11
Interest Earned Reserve	239.17	7,413.49
Total RESERVE INCOME	3,634.28	21,608.60
Rent Income	75.00	450.00
Total Operating Income	32,995.12	234,493.33
Expense		
ADMINISTRATIVE EXPENSES		
Management Fees	4,950.00	14,550.00
Technology Fee	50.00	50.00
Administrative Expense	500.00	7,384.09
Postage and Mailing	0.00	2,661.10
Legal - General	2,892.89	10,172.00
License & Filing Fees	125.00	125.00
Gate Repairs	0.00	259.85
Bank Fees	427.01	739.07
Insurance Expense	0.00	18,554.95
Total ADMINISTRATIVE EXPENSES	8,944.90	54,496.06
UTILITIES		
Telephone	0.00	873.57
Electricity	1,230.22	4,332.93
Water	4,814.88	10,779.49
Total UTILITIES	6,045.10	15,985.99
GROUNDS MAINTENANCE		
Grounds Repairs - Other	0.00	1,142.87
Trash Removal/Recycling	1,423.17	9,979.23
Pest Control	0.00	1,408.00
Total GROUNDS MAINTENANCE	1,423.17	12,530.10
LANDSCAPE MAINTENANCE		
Landscape Maintenance Contract	0.00	21,959.50

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Irrigation Repairs - Sprinklers	2,657.43	4,350.46
Snow Removal	0.00	23,091.26
Tree/Shrub Maintenance	3,750.00	4,339.25
Total LANDSCAPE MAINTENANCE	6,407.43	53,740.47
BUILDING MAINTENANCE		
Building Maintenance & Repair	-52.05	1,968.95
Building Repair - Roof/Gutter	5,649.00	8,184.00
Total BUILDING MAINTENANCE	5,596.95	10,152.95
POOL & CLUBHOUSE		
Pool Maintenance Contract	84.00	6,024.00
Pool Chemicals	0.00	1,144.55
Total POOL & CLUBHOUSE	84.00	7,168.55
OTHER EXPENSE		
Social	0.00	447.61
Decorations	0.00	159.84
Bad Debt/Write Offs	325.00	670.00
Total OTHER EXPENSE	325.00	1,277.45
RESERVE ALLOCATION/TRANSFER	5,400.00	16,200.00
RESERVE EXPENSE		
Res Concrete Replace/Repair	0.00	5,941.93
Res Pool Repair or Replacement	5,160.64	5,160.64
Total RESERVE EXPENSE	5,160.64	11,102.57
Total Operating Expense	39,387.19	182,654.14
NOI - Net Operating Income	-6,392.07	51,839.19
Total Income	32,995.12	234,493.33
Total Expense	39,387.19	182,654.14
Net Income	-6,392.07	51,839.19
Change in Assets & Liabilities		
Operating Suspense Account	10,000.00	10,000.00
Reserve Suspense Account	183,553.42	183,553.42
Treasuries	-1,056.61	-80,000.00
Investments	208,121.08	0.00
Accrued Interest	10,100.04	0.00
Accounts Receivable	65,316.22	-7,165.00
Prepaid Expenses	-3,025.00	-3,425.00
Accounts Payable	0.00	2,100.00
Prepaid Assessments	9,220.00	11,345.00
Clearing Account	0.00	458.41
Net Change in Assets & Liabilities	482,229.15	116,866.83
Cash Flow	475,837.08	168,706.02

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Beginning Cash	20,737.89	0.00
Beginning Cash + Cash Flow	496,574.97	168,706.02
Actual Ending Cash	97,383.40	97,383.40