

Balance Sheet

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

As of: 08/31/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash - Operating	82,535.21
Cash - Reserves	401,679.03
Total Cash	484,214.24
OTHER ASSETS	
Treasuries	80,000.00
Accounts Receivable	6,865.00
Prepaid Expenses	900.00
Total OTHER ASSETS	87,765.00
TOTAL ASSETS	571,979.24
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	5,813.86
Prepaid Assessments	9,625.49
Total LIABILITIES	15,439.35
Clearing Account	458.41
Total Liabilities	15,897.76
Capital	
EQUITY	
Retained Earnings	34,957.16
Prior Years Retained Earnings	473,408.48
Total EQUITY	508,365.64
Calculated Retained Earnings	47,715.84
Total Capital	556,081.48
TOTAL LIABILITIES & CAPITAL	571,979.24

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: 08/01/2024 to 08/31/2024

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	30,300.00	244,300.00
Common Area Maintenance (CAM) Charges	0.00	-555.98
Late Fees	0.00	52.99
Interest	0.00	26.54
Operating Account Interest Earned	0.82	11.87
NSF Fees	0.00	320.00
Total INCOME	30,300.82	244,155.42
RESERVE INCOME		
Reserve Income	5,400.00	21,600.00
Interest Earned Reserve	153.01	7,566.50
Total RESERVE INCOME	5,553.01	29,166.50
Rent Income	0.00	450.00
Total Operating Income	35,853.83	273,771.92
Expense		
ADMINISTRATIVE EXPENSES		
Management Fees	1,650.00	16,200.00
Technology Fee	0.00	50.00
Administrative Expense	30.64	7,814.73
Postage and Mailing	26.16	2,687.26
Legal - General	0.00	10,172.00
License & Filing Fees	0.00	125.00
Gate/Clubhouse/pool Keys admin	53.95	53.95
Gate Repairs	208.00	467.85
Bank Fees	20.00	772.06
Insurance Expense	0.00	18,554.95
Total ADMINISTRATIVE EXPENSES	1,988.75	56,897.80
UTILITIES		
Telephone	0.00	873.57
Electricity	19.39	4,352.32
Water	10,099.79	20,879.28
Total UTILITIES	10,119.18	26,105.17
GROUNDS MAINTENANCE		
Grounds Repairs - Other	0.00	1,142.87
Trash Removal/Recycling	1,421.61	11,400.84
Pest Control	0.00	1,408.00
Total GROUNDS MAINTENANCE	1,421.61	13,951.71

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
LANDSCAPE MAINTENANCE		
Landscape Maintenance Contract	8,892.63	30,852.13
Backflow Testing and Repair	476.00	476.00
Irrigation Repairs - Sprinklers	7,131.23	11,481.69
Snow Removal	0.00	23,091.26
Landscape Improvements	22.46	22.46
Tree/Shrub Maintenance	1,325.00	5,664.25
Total LANDSCAPE MAINTENANCE	17,847.32	71,587.79
BUILDING MAINTENANCE		
Building Maintenance & Repair	0.00	1,968.95
Building Repair - Roof/Gutter	644.00	8,828.00
Janitorial Cleaning	100.72	100.72
Total BUILDING MAINTENANCE	744.72	10,897.67
POOL & CLUBHOUSE		
Pool Maintenance Contract	1,700.00	7,724.00
Pool Chemicals	346.78	1,491.33
Total POOL & CLUBHOUSE	2,046.78	9,215.33
OTHER EXPENSE		
Social	0.00	447.61
Decorations	0.00	159.84
Bad Debt/Write Offs	0.00	4,090.59
Total OTHER EXPENSE	0.00	4,698.04
RESERVE ALLOCATION/TRANSFER	5,400.00	21,600.00
RESERVE EXPENSE		
Res Concrete Replace/Repair	0.00	5,941.93
Res Pool Repair or Replacement	0.00	5,160.64
Total RESERVE EXPENSE	0.00	11,102.57
Total Operating Expense	39,568.36	226,056.08
NOI - Net Operating Income		
	-3,714.53	47,715.84
Total Income	35,853.83	273,771.92
Total Expense	39,568.36	226,056.08
Net Income	-3,714.53	47,715.84
Change in Assets & Liabilities		
Treasuries	0.00	-80,000.00
Accounts Receivable	300.00	-6,865.00
Prepaid Expenses	0.00	-900.00
Accounts Payable	3,713.86	5,813.86
Prepaid Assessments	405.49	9,625.49
Clearing Account	0.00	458.41
Net Change in Assets & Liabilities	4,419.35	-71,867.24
Cash Flow	704.82	-24,151.40

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Beginning Cash	87,383.40	0.00
Beginning Cash + Cash Flow	88,088.22	-24,151.40
Actual Ending Cash	82,535.21	82,535.21