

Balance Sheet

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

As of: 09/30/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash - Operating	61,008.49
Cash - Reserves	407,228.99
Total Cash	468,237.48
OTHER ASSETS	
Treasuries	80,000.00
Accounts Receivable	5,801.00
Prepaid Expenses	1,900.00
Total OTHER ASSETS	87,701.00
TOTAL ASSETS	555,938.48
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	-659.03
Prepaid Assessments	7,505.00
Total LIABILITIES	6,845.97
Total Liabilities	6,845.97
Capital	
EQUITY	
Retained Earnings	34,957.16
Prior Years Retained Earnings	473,408.48
Total EQUITY	508,365.64
Calculated Retained Earnings	40,726.87
Total Capital	549,092.51
TOTAL LIABILITIES & CAPITAL	555,938.48

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: 09/01/2024 to 09/30/2024

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	30,000.00	274,300.00
Common Area Maintenance (CAM) Charges	555.98	0.00
Late Fees	425.00	477.99
Interest	0.00	26.54
Operating Account Interest Earned	1.74	13.61
NSF Fees	30.00	350.00
Misc Income (pool, fobs, gate, keys)	30.00	30.00
Total INCOME	31,042.72	275,198.14
RESERVE INCOME		
Reserve Income	5,400.00	27,000.00
Interest Earned Reserve	149.96	7,716.46
Total RESERVE INCOME	5,549.96	34,716.46
Rent Income	0.00	450.00
Total Operating Income	36,592.68	310,364.60
Expense		
ADMINISTRATIVE EXPENSES		
Management Fees	1,650.00	17,850.00
Technology Fee	50.00	100.00
Administrative Expense	0.00	7,814.73
Postage and Mailing	0.00	2,687.26
Legal - General	450.00	10,622.00
License & Filing Fees	125.00	250.00
Gate/Clubhouse/pool Keys admin	107.90	161.85
Gate Repairs	536.71	1,004.56
Bank Fees	20.00	792.06
Insurance Expense	0.00	18,554.95
Total ADMINISTRATIVE EXPENSES	2,939.61	59,837.41
UTILITIES		
Telephone	296.18	1,169.75
Electricity	0.00	4,352.32
Water	13,527.82	34,407.10
Total UTILITIES	13,824.00	39,929.17
GROUND MAINTENANCE		
Grounds Repairs - Other	555.98	1,698.85
Trash Removal/Recycling	1,423.76	12,824.60
Pest Control	0.00	1,408.00
Total GROUND MAINTENANCE	1,979.74	15,931.45

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
LANDSCAPE MAINTENANCE		
Landscape Maintenance Contract	3,659.91	34,512.04
Backflow Testing and Repair	0.00	476.00
Irrigation Repairs - Sprinklers	827.75	12,309.44
Snow Removal	0.00	23,091.26
Landscape Improvements	1,894.28	1,916.74
Tree/Shrub Maintenance	14,350.00	20,014.25
Total LANDSCAPE MAINTENANCE	20,731.94	92,319.73
BUILDING MAINTENANCE		
Building Maintenance & Repair	0.00	1,968.95
Building Repair - Roof/Gutter	1,092.00	9,920.00
Janitorial Cleaning	0.00	100.72
Total BUILDING MAINTENANCE	1,092.00	11,989.67
POOL & CLUBHOUSE		
Pool Maintenance Contract	0.00	7,724.00
Pool Chemicals	0.00	1,491.33
Total POOL & CLUBHOUSE	0.00	9,215.33
OTHER EXPENSE		
Social	0.00	447.61
Decorations	0.00	159.84
Bad Debt/Write Offs	-2,558.41	1,532.18
Total OTHER EXPENSE	-2,558.41	2,139.63
RESERVE ALLOCATION/TRANSFER	5,400.00	27,000.00
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	43,408.88	269,464.96
NOI - Net Operating Income		
	-6,816.20	40,899.64
Total Income	36,592.68	310,364.60
Total Expense	43,408.88	269,464.96
Net Income	-6,816.20	40,899.64
Change in Assets & Liabilities		
Treasuries	0.00	-80,000.00
Accounts Receivable	1,064.00	-5,801.00
Prepaid Expenses	-1,000.00	-1,900.00
Accounts Payable	-6,645.66	-831.80
Prepaid Assessments	-2,120.49	7,505.00
Clearing Account	-458.41	0.00
Net Change in Assets & Liabilities	-9,160.56	-81,027.80
Cash Flow	-15,976.76	-40,128.16

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Beginning Cash	82,535.21	0.00
Beginning Cash + Cash Flow	66,558.45	-40,128.16
Actual Ending Cash	61,008.49	61,008.49