

## Balance Sheet

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

**As of:** 10/31/2024

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash - Operating	67,508.40
Cash - Reserves	406,209.93
<b>Total Cash</b>	<b>473,718.33</b>
<b>OTHER ASSETS</b>	
Treasuries	80,000.00
Accounts Receivable	4,475.00
Prepaid Expenses	1,900.00
<b>Total OTHER ASSETS</b>	<b>86,375.00</b>
<b>TOTAL ASSETS</b>	<b>560,093.33</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>LIABILITIES</b>	
Accounts Payable	24,315.00
Prepaid Assessments	10,300.00
<b>Total LIABILITIES</b>	<b>34,615.00</b>
<b>Total Liabilities</b>	<b>34,615.00</b>
<b>Capital</b>	
<b>EQUITY</b>	
Retained Earnings	34,957.16
Prior Years Retained Earnings	473,408.48
<b>Total EQUITY</b>	<b>508,365.64</b>
Calculated Retained Earnings	17,112.69
<b>Total Capital</b>	<b>525,478.33</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>560,093.33</b>

## 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:** 10/01/2024 to 10/31/2024

**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
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
<b>INCOME</b>		
Assessment Income	30,000.00	304,300.00
Late Fees	500.00	977.99
Interest	0.00	26.54
Operating Account Interest Earned	1.60	15.21
NSF Fees	0.00	350.00
Misc Income (pool, fobs, gate, keys)	0.00	30.00
<b>Total INCOME</b>	<b>30,501.60</b>	<b>305,699.74</b>
<b>RESERVE INCOME</b>		
Reserve Income	5,400.00	32,400.00
Interest Earned Reserve	155.64	7,872.10
<b>Total RESERVE INCOME</b>	<b>5,555.64</b>	<b>40,272.10</b>
Rent Income	0.00	450.00
<b>Total Operating Income</b>	<b>36,057.24</b>	<b>346,421.84</b>
<b>Expense</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
Management Fees	1,650.00	19,500.00
Add'l Meeting Fees	412.50	412.50
Technology Fee	50.00	150.00
Administrative Expense	0.00	7,814.73
Postage and Mailing	244.32	2,931.58
Legal - General	630.00	11,252.00
License & Filing Fees	0.00	250.00
Gate/Clubhouse/pool Keys admin	0.00	161.85
Gate Repairs	224.71	1,229.27
Bank Fees	10.00	802.06
Taxes Fed & State	5,065.00	5,065.00
Reserve Study/Update	1,700.00	1,700.00
Insurance Expense	0.00	18,554.95
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>9,986.53</b>	<b>69,823.94</b>
<b>UTILITIES</b>		
Telephone	592.44	1,593.99
Electricity	58.71	4,411.03
Water	4,191.36	38,598.46
<b>Total UTILITIES</b>	<b>4,842.51</b>	<b>44,603.48</b>
<b>GROUND MAINTENANCE</b>		
Grounds Repairs - Other	0.00	1,698.85
Trash Removal/Recycling	1,402.50	14,227.10

## Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Pest Control	0.00	1,408.00
<b>Total GROUNDS MAINTENANCE</b>	<b>1,402.50</b>	<b>17,333.95</b>
<b>LANDSCAPE MAINTENANCE</b>		
Landscape Maintenance Contract	4,702.48	39,214.52
Backflow Testing and Repair	0.00	476.00
Irrigation Repairs - Sprinklers	1,180.59	13,490.03
Snow Removal	0.00	23,091.26
Landscape Improvements	0.00	1,916.74
Tree/Shrub Maintenance	0.00	20,014.25
<b>Total LANDSCAPE MAINTENANCE</b>	<b>5,883.07</b>	<b>98,202.80</b>
<b>BUILDING MAINTENANCE</b>		
Building Maintenance & Repair	0.00	1,968.95
Building Repair - Roof/Gutter	636.00	10,556.00
Janitorial Cleaning	0.00	100.72
<b>Total BUILDING MAINTENANCE</b>	<b>636.00</b>	<b>12,625.67</b>
<b>POOL &amp; CLUBHOUSE</b>		
Pool Maintenance Contract	3,400.00	11,124.00
Pool Chemicals	637.08	2,128.41
Pool Repairs	1,000.00	1,000.00
<b>Total POOL &amp; CLUBHOUSE</b>	<b>5,037.08</b>	<b>14,252.41</b>
<b>OTHER EXPENSE</b>		
Social	0.00	447.61
Decorations	0.00	159.84
Bad Debt/Write Offs	0.00	1,532.18
<b>Total OTHER EXPENSE</b>	<b>0.00</b>	<b>2,139.63</b>
RESERVE ALLOCATION/TRANSFER	5,400.00	32,400.00
<b>RESERVE EXPENSE</b>		
Res Concrete Replace/Repair	0.00	5,941.93
Reserve Exp - Major Building	20,250.00	20,250.00
Res Pool Repair or Replacement	6,574.70	11,735.34
<b>Total RESERVE EXPENSE</b>	<b>26,824.70</b>	<b>37,927.27</b>
<b>Total Operating Expense</b>	<b>60,012.39</b>	<b>329,309.15</b>
<b>NOI - Net Operating Income</b>	<b>-23,955.15</b>	<b>17,112.69</b>
Total Income	36,057.24	346,421.84
Total Expense	60,012.39	329,309.15
<b>Net Income</b>	<b>-23,955.15</b>	<b>17,112.69</b>
<b>Change in Assets &amp; Liabilities</b>		
Treasuries	0.00	-80,000.00
Accounts Receivable	1,326.00	-4,475.00
Prepaid Expenses	0.00	-1,900.00
Accounts Payable	25,315.00	24,315.00

## Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Prepaid Assessments	2,795.00	10,300.00
<b>Net Change in Assets &amp; Liabilities</b>	<b>29,436.00</b>	<b>-51,760.00</b>
<b>Cash Flow</b>	<b>5,480.85</b>	<b>-34,647.31</b>
<b>Beginning Cash</b>	<b>61,008.49</b>	<b>0.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>66,489.34</b>	<b>-34,647.31</b>
<b>Actual Ending Cash</b>	<b>67,508.40</b>	<b>67,508.40</b>