

Balance Sheet

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

As of: 11/30/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash - Operating	32,411.45
Cash - Reserves	416,177.19
Total Cash	448,588.64
OTHER ASSETS	
Treasuries	80,000.00
Accounts Receivable	3,550.00
Prepaid Expenses	1,900.00
Total OTHER ASSETS	85,450.00
TOTAL ASSETS	534,038.64
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	1,272.48
Prepaid Assessments	12,400.00
Total LIABILITIES	13,672.48
Total Liabilities	13,672.48
Capital	
EQUITY	
Retained Earnings	37,637.17
Prior Years Retained Earnings	473,408.48
Total EQUITY	511,045.65
Calculated Retained Earnings	9,320.51
Total Capital	520,366.16
TOTAL LIABILITIES & CAPITAL	534,038.64

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: 11/01/2024 to 11/30/2024

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	334,300.00
Late Fees	400.00	1,377.99
Interest	0.00	26.54
Operating Account Interest Earned	1.41	16.62
NSF Fees	45.00	395.00
Misc Income (pool, fobs, gate, keys)	0.00	30.00
Total INCOME	30,446.41	336,146.15
RESERVE INCOME		
Reserve Income	27,000.00	59,400.00
Interest Earned Reserve	-1,467.64	6,404.46
Total RESERVE INCOME	25,532.36	65,804.46
Rent Income	150.00	600.00
Total Operating Income	56,128.77	402,550.61
Expense		
ADMINISTRATIVE EXPENSES		
Management Fees	1,650.00	21,150.00
Add'l Meeting Fees	495.00	907.50
Technology Fee	50.00	200.00
Late Letter Fees	100.00	100.00
Administrative Expense	114.24	7,928.97
Postage and Mailing	147.84	3,079.42
Legal - General	1,776.59	13,028.59
License & Filing Fees	0.00	250.00
Gate/Clubhouse/pool Keys admin	0.00	161.85
Gate Repairs	222.33	1,451.60
Bank Fees	10.00	812.06
Taxes Fed & State	0.00	5,065.00
Reserve Study/Update	0.00	1,700.00
Insurance Expense	0.00	18,554.95
Total ADMINISTRATIVE EXPENSES	4,566.00	74,389.94
UTILITIES		
Telephone	0.00	1,593.99
Electricity	5,622.24	10,033.27
Water	2,975.01	41,573.47
Total UTILITIES	8,597.25	53,200.73
GROUNDS MAINTENANCE		
Grounds Repairs - Other	0.00	1,698.85

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Trash Removal/Recycling	2,803.23	17,030.33
Pest Control	0.00	1,408.00
Total GROUNDS MAINTENANCE	2,803.23	20,137.18
LANDSCAPE MAINTENANCE		
Landscape Maintenance Contract	3,916.08	43,130.60
Backflow Testing and Repair	0.00	476.00
Irrigation Repairs - Sprinklers	495.30	13,985.33
Snow Removal	10,583.39	33,674.65
Landscape Improvements	0.00	1,916.74
Tree/Shrub Maintenance	800.00	20,814.25
Total LANDSCAPE MAINTENANCE	15,794.77	113,997.57
BUILDING MAINTENANCE		
Building Maintenance & Repair	0.00	1,968.95
Building Repair - Roof/Gutter	3,602.00	14,158.00
Fire Alarm Monitoring/Repair	496.57	496.57
Janitorial Cleaning	700.00	800.72
Total BUILDING MAINTENANCE	4,798.57	17,424.24
POOL & CLUBHOUSE		
Pool Maintenance Contract	0.00	11,124.00
Pool Chemicals	0.00	2,128.41
Pool Repairs	0.00	1,000.00
Total POOL & CLUBHOUSE	0.00	14,252.41
OTHER EXPENSE		
Social	361.13	808.74
Decorations	0.00	159.84
Bad Debt/Write Offs	0.00	1,532.18
Total OTHER EXPENSE	361.13	2,500.76
RESERVE ALLOCATION/TRANSFER	27,000.00	59,400.00
RESERVE EXPENSE		
Res Concrete Replace/Repair	0.00	5,941.93
Res Pool Repair or Replacement	0.00	11,735.34
Total RESERVE EXPENSE	0.00	17,677.27
Reserve Exp - Major Building	0.00	20,250.00
Total Operating Expense	63,920.95	393,230.10
NOI - Net Operating Income	-7,792.18	9,320.51
Total Income	56,128.77	402,550.61
Total Expense	63,920.95	393,230.10
Net Income	-7,792.18	9,320.51
Change in Assets & Liabilities		
Treasuries	0.00	-80,000.00
Accounts Receivable	925.00	-3,550.00
Prepaid Expenses	0.00	-1,900.00

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Accounts Payable	-23,042.52	1,272.48
Prepaid Assessments	2,100.00	12,400.00
Net Change in Assets & Liabilities	-20,017.52	-71,777.52
Cash Flow	-27,809.70	-62,457.01
Beginning Cash	67,508.40	0.00
Beginning Cash + Cash Flow	39,698.70	-62,457.01
Actual Ending Cash	32,411.45	32,411.45