

## Balance Sheet

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

**As of:** 12/31/2024

**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	32,961.94
Cash - Reserves	431,269.91
<b>Total Cash</b>	<b>464,231.85</b>
<b>OTHER ASSETS</b>	
Treasuries	80,000.00
Accounts Receivable	3,570.00
Prepaid Expenses	1,900.00
<b>Total OTHER ASSETS</b>	<b>85,470.00</b>
<b>TOTAL ASSETS</b>	<b>549,701.85</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>LIABILITIES</b>	
Accounts Payable	7,108.45
Prepaid Assessments	12,175.00
<b>Total LIABILITIES</b>	<b>19,283.45</b>
<b>Total Liabilities</b>	<b>19,283.45</b>
<b>Capital</b>	
<b>EQUITY</b>	
Retained Earnings	37,637.17
Prior Years Retained Earnings	473,408.48
<b>Total EQUITY</b>	<b>511,045.65</b>
Calculated Retained Earnings	19,372.75
<b>Total Capital</b>	<b>530,418.40</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>549,701.85</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:** 12/01/2024 to 01/31/2025

**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	60,000.00	394,300.00
Late Fees	575.00	1,952.99
Interest	0.00	26.54
Operating Account Interest Earned	1.03	17.65
NSF Fees	45.00	440.00
Misc Income (pool, fobs, gate, keys)	0.00	30.00
<b>Total INCOME</b>	<b>60,621.03</b>	<b>396,767.18</b>
<b>RESERVE INCOME</b>		
Reserve Income	16,200.00	75,600.00
Interest Earned Reserve	159.22	6,563.68
<b>Total RESERVE INCOME</b>	<b>16,359.22</b>	<b>82,163.68</b>
Rent Income	0.00	600.00
<b>Total Operating Income</b>	<b>76,980.25</b>	<b>479,530.86</b>
<b>Expense</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
Management Fees	4,950.00	26,100.00
Add'l Meeting Fees	0.00	907.50
Technology Fee	100.00	300.00
Late Letter Fees	0.00	100.00
Administrative Expense	752.90	8,681.87
Postage and Mailing	0.00	3,079.42
Legal - General	1,320.00	14,348.59
License & Filing Fees	0.00	250.00
Gate/Clubhouse/pool Keys admin	53.95	215.80
Gate Repairs	0.00	1,451.60
Bank Fees	10.00	822.06
Taxes Fed & State	870.17	5,935.17
Reserve Study/Update	1,700.00	3,400.00
Insurance Expense	5,751.00	24,305.95
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>15,508.02</b>	<b>89,897.96</b>
<b>UTILITIES</b>		
Telephone	245.15	1,839.14
Electricity	881.21	10,914.48
Water	257.88	41,831.35
<b>Total UTILITIES</b>	<b>1,384.24</b>	<b>54,584.97</b>
<b>GROUNDS MAINTENANCE</b>		
Grounds Repairs - Other	0.00	1,698.85

## Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Trash Removal/Recycling	2,830.72	18,458.55
Pest Control	0.00	1,408.00
<b>Total GROUNDS MAINTENANCE</b>	<b>2,830.72</b>	<b>21,565.40</b>
<b>LANDSCAPE MAINTENANCE</b>		
Landscape Maintenance Contract	7,832.16	50,962.76
Backflow Testing and Repair	0.00	476.00
Irrigation Repairs - Sprinklers	991.07	14,529.04
Snow Removal	1,221.00	34,895.65
Landscape Improvements	0.00	1,916.74
Tree/Shrub Maintenance	1,226.00	22,040.25
<b>Total LANDSCAPE MAINTENANCE</b>	<b>11,270.23</b>	<b>124,820.44</b>
<b>BUILDING MAINTENANCE</b>		
Building Maintenance & Repair	694.12	2,663.07
Building Repair - Roof/Gutter	4,250.00	18,408.00
Fire Alarm Monitoring/Repair	0.00	496.57
Janitorial Cleaning	0.00	800.72
<b>Total BUILDING MAINTENANCE</b>	<b>4,944.12</b>	<b>22,368.36</b>
<b>POOL &amp; CLUBHOUSE</b>		
Pool Maintenance Contract	0.00	11,124.00
Pool Chemicals	0.00	2,128.41
Pool Repairs	0.00	1,000.00
<b>Total POOL &amp; CLUBHOUSE</b>	<b>0.00</b>	<b>14,252.41</b>
<b>OTHER EXPENSE</b>		
Social	1,065.78	1,874.52
Decorations	0.00	159.84
Bad Debt/Write Offs	0.00	1,532.18
<b>Total OTHER EXPENSE</b>	<b>1,065.78</b>	<b>3,566.54</b>
RESERVE ALLOCATION/TRANSFER	16,200.00	75,600.00
<b>RESERVE EXPENSE</b>		
Res Construction Management Services	3,352.50	3,352.50
Res Concrete Replace/Repair	0.00	5,941.93
Reserve Exp - Major Building	0.00	20,250.00
Res Pool Repair or Replacement	0.00	11,735.34
<b>Total RESERVE EXPENSE</b>	<b>3,352.50</b>	<b>41,279.77</b>
<b>Total Operating Expense</b>	<b>56,555.61</b>	<b>447,935.85</b>
<b>NOI - Net Operating Income</b>	<b>20,424.64</b>	<b>31,595.01</b>
Total Income	76,980.25	479,530.86
Total Expense	56,555.61	447,935.85
<b>Net Income</b>	<b>20,424.64</b>	<b>31,595.01</b>
<b>Change in Assets &amp; Liabilities</b>		
Treasuries	0.00	-80,000.00
Accounts Receivable	-1,745.00	-5,295.00

## Cash Flow

Account Name	Selected Period	Fiscal Year To Date
Prepaid Expenses	0.00	-1,900.00
Accounts Payable	8,176.09	8,046.07
Prepaid Assessments	-9,525.00	2,875.00
<b>Net Change in Assets &amp; Liabilities</b>	<b>-3,093.91</b>	<b>-76,273.93</b>
<b>Cash Flow</b>	<b>17,330.73</b>	<b>-44,678.92</b>
<b>Beginning Cash</b>	<b>32,858.81</b>	<b>0.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>50,189.54</b>	<b>-44,678.92</b>
<b>Actual Ending Cash</b>	<b>35,506.57</b>	<b>35,506.57</b>