Owners Association of the Villas at Cherry Creek

Balance Sheet For 7/31/2025

Assets		
Mutual of Omaha Bank Operating	$37,972.78	
Mutual of Omaha - Reserve Acct	$112,064.56	
Sagicor - Investment	$218,003.82	
Axonic - Investment	$218,026.20	
Alliance Association Bank Reserves	($429,925.36)	
Accounts Receivable	$2,790.00	
Total Assets		**$158,932.00**
Income		
Capital Gains - Reserves	($6,030.02)	
Total Income		**($6,030.02)**
	Total Assets	**$152,901.98**

Liabilities		
Accounts Payable	$10,097.31	
Prepaid Assessments	$8,215.00	
Total Liabilities		**$18,312.31**
Equity		
Net Income	$16,507.50	
Retained Earnings	$118,082.17	
Total Equity		**$134,589.67**
	Total Liabilities / Equity	**$152,901.98**

Owners Association of the Villas at Cherry Creek

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
4000 - Assessment Income	32,000.00	31,666.67	333.33	192,000.00	221,666.69	(29,666.69)	380,000.00
4100 - Late Fee Income	-	-	-	350.00	-	350.00	-
4151 - Incoming Balance - Transition CCMA GL	-	-	-	4,320.00	-	4,320.00	-
4400 - Miscellaneous Income	-	166.67	(166.67)	3,463.73	1,166.69	2,297.04	2,000.00
4450 - Interest Income - Operating	3.15	-	3.15	14.94	-	14.94	-
4500 - Reserve Income	(5,000.00)	(5,000.00)	-	(35,000.00)	(35,000.00)	-	(60,000.00)
Total Income	**27,003.15**	**26,833.34**	**169.81**	**165,148.67**	**187,833.38**	**(22,684.71)**	**322,000.00**
Total Income	**27,003.15**	**26,833.34**	**169.81**	**165,148.67**	**187,833.38**	**(22,684.71)**	**322,000.00**
Operating Expense							
Utilities Expense							
5010 - Gas/Electricity	1,219.34	1,166.67	(52.67)	4,692.34	8,166.69	3,474.35	14,000.00
5100 - Water/Sewer	13,230.14	3,750.00	(9,480.14)	22,606.82	26,250.00	3,643.18	45,000.00
5200 - Telephone	-	204.17	204.17	303.05	1,429.19	1,126.14	2,450.00
5250 - Cable/internet	421.23	-	(421.23)	552.42	-	(552.42)	-
5400 - Trash Removal	-	1,541.67	1,541.67	9,041.27	10,791.69	1,750.42	18,500.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
Total Utilities Expense	**14,870.71**	**6,662.51**	**(8,208.20)**	**37,205.90**	**46,637.57**	**9,431.67**	**79,950.00**
Maintenance Expense							
6000 - Building Maintenance	-	250.00	250.00	7,271.39	1,750.00	(5,521.39)	3,000.00
6200 - Roof & Gutter Maint	910.00	1,333.33	423.33	12,730.00	9,333.31	(3,396.69)	16,000.00
6420 - Pool Chemicals	-	175.00	175.00	-	1,225.00	1,225.00	2,100.00
6450 - Clubhouse Rep & Maint	3,700.00	333.33	(3,366.67)	4,721.88	2,333.31	(2,388.57)	4,000.00
6500 - Landscape Contract	-	3,916.67	3,916.67	23,496.43	27,416.69	3,920.26	47,000.00
6525 - Irrigation Repairs	4,196.66	1,333.33	(2,863.33)	8,769.31	9,333.31	564.00	16,000.00
6535 - BackFlow Preventors	-	-	-	603.35	-	(603.35)	-
6550 - Tree Maintenance	29.86	875.00	845.14	11,087.15	6,125.00	(4,962.15)	10,500.00
6551 - Chemical applications/Insect	-	1,166.67	1,166.67	-	8,166.69	8,166.69	14,000.00
6605 - Concrete Repairs	-	-	-	3,958.24	-	(3,958.24)	-
6610 - Asphalt & Concrete Maintenance	-	666.67	666.67	-	4,666.69	4,666.69	8,000.00
6635 - Gate Repairs and Supplies	1,203.45	250.00	(953.45)	1,203.45	1,750.00	546.55	3,000.00
6665 - Pool & Spa Maintenance	5,361.70	816.67	(4,545.03)	8,012.13	5,716.69	(2,295.44)	9,800.00
6680 - Pool Repairs	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
6685 - Pool monitoring & alarm	-	108.33	108.33	-	758.31	758.31	1,300.00
6700 - Snow Removal	-	2,458.33	2,458.33	14,187.79	17,208.31	3,020.52	29,500.00
6800 - Misc Grounds Maint	-	291.67	291.67	10,549.78	2,041.69	(8,508.09)	3,500.00
6810 - GROUNDS IMPROVEMENTS	-	1,541.67	1,541.67	-	10,791.69	10,791.69	18,500.00
Total Maintenance Expense	**15,401.67**	**15,766.67**	**365.00**	**106,590.90**	**110,366.69**	**3,775.79**	**189,200.00**
Administration Expense							

Owners Association of the Villas at Cherry Creek

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
Operating Expense							
7000 - Management	2,250.00	2,250.00	-	18,900.00	15,750.00	(3,150.00)	27,000.00
7100 - Administration	690.11	500.00	(190.11)	2,340.52	3,500.00	1,159.48	6,000.00
7200 - Insurance	-	479.17	479.17	-	3,354.19	3,354.19	5,750.00
7300 - Audit/Tax Return	-	950.00	950.00	7,000.00	6,650.00	(350.00)	11,400.00
7500 - Legal	-	666.67	666.67	6,576.00	4,666.69	(1,909.31)	8,000.00
7800 - Community Events	-	166.67	166.67	702.50	1,166.69	464.19	2,000.00
7900 - Bank Charges	40.00	-	(40.00)	120.00	-	(120.00)	-
Total Administration Expense	**2,980.11**	**5,012.51**	**2,032.40**	**35,639.02**	**35,087.57**	**(551.45)**	**60,150.00**
Reserve Activity							
8030 - Reserve Interest Income	-	-	-	(74.64)	-	74.64	-
Total Reserve Activity	**-**	**-**	**-**	**(74.64)**	**-**	**74.64**	**-**
Total Expense	**33,252.49**	**27,441.69**	**(5,810.80)**	**179,361.18**	**192,091.83**	**12,730.65**	**329,300.00**
Operating Net Total	**(6,249.34)**	**(608.35)**	**(5,640.99)**	**(14,212.51)**	**(4,258.45)**	**(9,954.06)**	**(7,300.00)**

Owners Association of the Villas at Cherry Creek

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	5,000.00	-	5,000.00	35,000.00	-	35,000.00	-
Total Reserve Activity	**5,000.00**	**-**	**5,000.00**	**35,000.00**	**-**	**35,000.00**	**-**
Total Income	**5,000.00**	**-**	**5,000.00**	**35,000.00**	**-**	**35,000.00**	**-**
Reserve Expense							
Reserve Activity							
8030 - Reserve Interest Income	(20.88)	-	20.88	(83.08)	-	83.08	-
8511 - Reserve - Roofing	-	-	-	4,363.07	-	(4,363.07)	-
Total Reserve Activity	**(20.88)**	**-**	**20.88**	**4,279.99**	**-**	**(4,279.99)**	**-**
Total Expense	**(20.88)**	**-**	**20.88**	**4,279.99**	**-**	**(4,279.99)**	**-**
Reserve Net Total	**5,020.88**	**-**	**5,020.88**	**30,720.01**	**-**	**30,720.01**	**-**
Net Total	**(1,228.46)**	**(608.35)**	**(620.11)**	**16,507.50**	**(4,258.45)**	**20,765.95**	**(7,300.00)**