

Owners Association of the Villas at Cherry Creek

Balance Sheet For 10/31/2025

Assets

First Citizens Bank Operating	(5,821.19)
First Citizens Bank - Reserve Acct	\$127,129.94
Sagicor - Investment	\$218,003.82
Axonix - Investment	\$218,026.20
Alliance Association Bank Reserves	(\$429,925.36)
Accounts Receivable	\$3,550.00

Total Assets

\$130,963.41

Income

Capital Gains - Reserves	(\$6,030.02)
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Total Income

(\$6,030.02)

Total Assets

\$124,933.39

Liabilities

Accounts Payable	\$11,546.14
Prepaid Assessments	\$10,100.00

Total Liabilities

\$21,646.14

Equity

Net Income	\$13,205.08
Retained Earnings	\$90,082.17

Total Equity

\$103,287.25

Total Liabilities / Equity

\$124,933.39

Owners Association of the Villas at Cherry Creek

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	32,000.00	32,000.00	-	316,000.00	320,000.00	(4,000.00)	384,000.00
4100 - Late Fee Income	125.00	-	125.00	575.00	-	575.00	-
4151 - Incoming Balance - Transition CCMA GL	-	-	-	4,320.00	-	4,320.00	-
4400 - Miscellaneous Income	-	166.67	(166.67)	3,538.73	1,666.70	1,872.03	2,000.00
4450 - Interest Income - Operating	.78	-	.78	18.20	-	18.20	-
4500 - Reserve Income	(5,000.00)	(5,000.00)	-	(50,000.00)	(50,000.00)	-	(60,000.00)
Total Income	27,125.78	27,166.67	(40.89)	274,451.93	271,666.70	2,785.23	326,000.00
Total Income	27,125.78	27,166.67	(40.89)	274,451.93	271,666.70	2,785.23	326,000.00

Operating Expense

Utilities Expense							
5010 - Gas/Electricity	1,613.44	1,166.67	(446.77)	9,304.30	11,666.70	2,362.40	14,000.00
5100 - Water/Sewer	4,629.62	3,750.00	(879.62)	46,825.40	37,500.00	(9,325.40)	45,000.00
5200 - Telephone	-	204.17	204.17	303.05	2,041.70	1,738.65	2,450.00
5250 - Cable/internet	142.01	-	(142.01)	2,542.58	-	(2,542.58)	-
5400 - Trash Removal	-	1,541.67	1,541.67	12,117.57	15,416.70	3,299.13	18,500.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
Total Utilities Expense	6,385.07	6,662.51	277.44	71,102.90	66,625.10	(4,477.80)	79,950.00

Maintenance Expense

6000 - Building Maintenance	-	250.00	250.00	2,646.39	2,500.00	(146.39)	3,000.00
6200 - Roof & Gutter Maint	93.00	1,333.33	1,240.33	14,180.50	13,333.30	(847.20)	16,000.00
6420 - Pool Chemicals	-	175.00	175.00	-	1,750.00	1,750.00	2,100.00
6450 - Clubhouse Rep & Maint	-	333.33	333.33	2,050.88	3,333.30	1,282.42	4,000.00
6500 - Landscape Contract	3,916.08	3,916.67	.59	43,076.86	39,166.70	(3,910.16)	47,000.00
6525 - Irrigation Repairs	729.46	1,333.33	603.87	11,484.44	13,333.30	1,848.86	16,000.00
6535 - BackFlow Preventors	-	-	-	603.35	-	(603.35)	-
6550 - Tree Maintenance	-	875.00	875.00	13,040.15	8,750.00	(4,290.15)	10,500.00
6551 - Chemical applications/Insect	230.00	1,166.67	936.67	624.00	11,666.70	11,042.70	14,000.00
6610 - Asphalt & Concrete Maintenance	-	666.67	666.67	850.00	6,666.70	5,816.70	8,000.00
6635 - Gate Repairs and Supplies	141.90	250.00	108.10	3,422.82	2,500.00	(922.82)	3,000.00
6665 - Pool & Spa Maintenance	-	816.67	816.67	10,384.73	8,166.70	(2,218.03)	9,800.00
6680 - Pool Repairs	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6685 - Pool monitoring & alarm	-	108.33	108.33	-	1,083.30	1,083.30	1,300.00
6700 - Snow Removal	-	2,458.33	2,458.33	14,187.79	24,583.30	10,395.51	29,500.00
6800 - Misc Grounds Maint	-	291.67	291.67	13,628.78	2,916.70	(10,712.08)	3,500.00
6810 - GROUNDS IMPROVEMENTS	-	1,541.67	1,541.67	-	15,416.70	15,416.70	18,500.00
Total Maintenance Expense	5,110.44	15,766.67	10,656.23	130,180.69	157,666.70	27,486.01	189,200.00

Administration Expense

7000 - Management	2,250.00	2,250.00	-	25,650.00	22,500.00	(3,150.00)	27,000.00
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Owners Association of the Villas at Cherry Creek

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7100 - Administration	1,063.08	500.00	(563.08)	5,107.83	5,000.00	(107.83)	6,000.00
7200 - Insurance	-	479.17	479.17	-	4,791.70	4,791.70	5,750.00
7300 - Audit/Tax Return	-	950.00	950.00	7,000.00	9,500.00	2,500.00	11,400.00
7500 - Legal	-	666.67	666.67	6,774.00	6,666.70	(107.30)	8,000.00
7800 - Community Events	-	166.67	166.67	998.22	1,666.70	668.48	2,000.00
7900 - Bank Charges	-	-	-	120.00	-	(120.00)	-
Total Administration Expense	3,313.08	5,012.51	1,699.43	45,650.05	50,125.10	4,475.05	60,150.00
Reserve Activity							
8030 - Reserve Interest Income	-	-	-	(74.64)	-	74.64	-
8050 - Reserve Expense	-	-	-	6,700.00	-	(6,700.00)	-
8510 - Reserve - Buildings	-	-	-	5,575.00	-	(5,575.00)	-
8515 - Reserve Clubhouse	-	-	-	10,700.00	-	(10,700.00)	-
8520 - Reserve - Asphalt	-	-	-	15,350.00	-	(15,350.00)	-
8530 - Reserve - Concrete	-	-	-	3,958.24	-	(3,958.24)	-
8560 - Reserve - Painting	-	-	-	17,890.00	-	(17,890.00)	-
Total Reserve Activity	-	-	-	60,098.60	-	(60,098.60)	-
Total Expense	14,808.59	27,441.69	12,633.10	307,032.24	274,416.90	(32,615.34)	329,300.00
Operating Net Total	12,317.19	(275.02)	12,592.21	(32,580.31)	(2,750.20)	(29,830.11)	(3,300.00)

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Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	5,000.00	-	5,000.00	50,000.00	-	50,000.00	-
Total Reserve Activity	5,000.00	-	5,000.00	50,000.00	-	50,000.00	-
Total Income	5,000.00	-	5,000.00	50,000.00	-	50,000.00	-
Reserve Expense							
Reserve Activity							
8030 - Reserve Interest Income	(21.54)	-	21.54	(148.46)	-	148.46	-
8511 - Reserve - Roofing	-	-	-	4,363.07	-	(4,363.07)	-
Total Reserve Activity	(21.54)	-	21.54	4,214.61	-	(4,214.61)	-
Total Expense	(21.54)	-	21.54	4,214.61	-	(4,214.61)	-
Reserve Net Total	5,021.54	-	5,021.54	45,785.39	-	45,785.39	-
Net Total	17,338.73	(275.02)	17,613.75	13,205.08	(2,750.20)	15,955.28	(3,300.00)