

Owners Association of the Villas at Cherry Creek

Balance Sheet For 11/30/2025

Assets

First Citizens Bank Operating	(\$6,687.70)
First Citizens Bank - Reserve Acct	\$132,151.64
Sagicor - Investment	\$218,003.82
Axonix - Investment	\$218,026.20
Alliance Association Bank Reserves	(\$429,925.36)
Accounts Receivable	\$4,610.00

Total Assets

\$136,178.60

Income

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

(\$6,030.02)

Total Assets

\$130,148.58

Liabilities

Accounts Payable	\$25,883.81
Prepaid Assessments	\$6,590.00

Total Liabilities

\$32,473.81

Equity

Net Income	\$7,592.60
Retained Earnings	\$90,082.17

Total Equity

\$97,674.77

Total Liabilities / Equity

\$130,148.58

Owners Association of the Villas at Cherry Creek

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	-	348,000.00	352,000.00	(4,000.00)	384,000.00
4100 - Late Fee Income	100.00	-	100.00	675.00	-	675.00	-
4151 - Incoming Balance - Transition CCMA GL	-	-	-	4,320.00	-	4,320.00	-
4400 - Miscellaneous Income	-	166.67	(166.67)	3,538.73	1,833.37	1,705.36	2,000.00
4450 - Interest Income - Operating	.59	-	.59	18.79	-	18.79	-
4500 - Reserve Income	(5,000.00)	(5,000.00)	-	(55,000.00)	(55,000.00)	-	(60,000.00)
Total Income	27,100.59	27,166.67	(66.08)	301,552.52	298,833.37	2,719.15	326,000.00
Total Income	27,100.59	27,166.67	(66.08)	301,552.52	298,833.37	2,719.15	326,000.00

Operating Expense

Utilities Expense

5010 - Gas/Electricity	471.95	1,166.67	694.72	9,776.25	12,833.37	3,057.12	14,000.00
5100 - Water/Sewer	11,873.61	3,750.00	(8,123.61)	58,699.01	41,250.00	(17,449.01)	45,000.00
5200 - Telephone	-	204.17	204.17	303.05	2,245.87	1,942.82	2,450.00
5250 - Cable/internet	152.16	-	(152.16)	2,694.74	-	(2,694.74)	-
5400 - Trash Removal	4,628.74	1,541.67	(3,087.07)	16,746.31	16,958.37	212.06	18,500.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
Total Utilities Expense	17,126.46	6,662.51	(10,463.95)	88,229.36	73,287.61	(14,941.75)	79,950.00

Maintenance Expense

6000 - Building Maintenance	469.25	250.00	(219.25)	3,115.64	2,750.00	(365.64)	3,000.00
6200 - Roof & Gutter Maint	4,715.00	1,333.33	(3,381.67)	18,895.50	14,666.63	(4,228.87)	16,000.00
6420 - Pool Chemicals	-	175.00	175.00	-	1,925.00	1,925.00	2,100.00
6450 - Clubhouse Rep & Maint	-	333.33	333.33	2,050.88	3,666.63	1,615.75	4,000.00
6500 - Landscape Contract	3,916.08	3,916.67	.59	46,992.94	43,083.37	(3,909.57)	47,000.00
6525 - Irrigation Repairs	-	1,333.33	1,333.33	11,484.44	14,666.63	3,182.19	16,000.00
6535 - BackFlow Preventors	-	-	-	603.35	-	(603.35)	-
6550 - Tree Maintenance	-	875.00	875.00	13,040.15	9,625.00	(3,415.15)	10,500.00
6551 - Chemical applications/Insect	-	1,166.67	1,166.67	624.00	12,833.37	12,209.37	14,000.00
6610 - Asphalt & Concrete Maintenance	-	666.67	666.67	850.00	7,333.37	6,483.37	8,000.00
6635 - Gate Repairs and Supplies	1,016.78	250.00	(766.78)	4,439.60	2,750.00	(1,689.60)	3,000.00
6665 - Pool & Spa Maintenance	3,738.36	816.67	(2,921.69)	14,123.09	8,983.37	(5,139.72)	9,800.00
6680 - Pool Repairs	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6685 - Pool monitoring & alarm	-	108.33	108.33	-	1,191.63	1,191.63	1,300.00
6700 - Snow Removal	196.11	2,458.33	2,262.22	14,383.90	27,041.63	12,657.73	29,500.00
6800 - Misc Grounds Maint	2,819.37	291.67	(2,527.70)	16,448.15	3,208.37	(13,239.78)	3,500.00
6810 - GROUNDS IMPROVEMENTS	-	1,541.67	1,541.67	-	16,958.37	16,958.37	18,500.00
Total Maintenance Expense	16,870.95	15,766.67	(1,104.28)	147,051.64	173,433.37	26,381.73	189,200.00

Administration Expense

7000 - Management	2,250.00	2,250.00	-	27,900.00	24,750.00	(3,150.00)	27,000.00
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Owners Association of the Villas at Cherry Creek

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7100 - Administration	1,487.36	500.00	(987.36)	6,595.19	5,500.00	(1,095.19)	6,000.00
7200 - Insurance	-	479.17	479.17	-	5,270.87	5,270.87	5,750.00
7300 - Audit/Tax Return	-	950.00	950.00	7,000.00	10,450.00	3,450.00	11,400.00
7500 - Legal	-	666.67	666.67	6,774.00	7,333.37	559.37	8,000.00
7800 - Community Events	-	166.67	166.67	998.22	1,833.37	835.15	2,000.00
7900 - Bank Charges	-	-	-	120.00	-	(120.00)	-
Total Administration Expense	3,737.36	5,012.51	1,275.15	49,387.41	55,137.61	5,750.20	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	37,734.77	27,441.69	(10,293.08)	344,767.01	301,858.59	(42,908.42)	329,300.00
Operating Net Total	(10,634.18)	(275.02)	(10,359.16)	(43,214.49)	(3,025.22)	(40,189.27)	(3,300.00)

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Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	55,000.00	-	55,000.00	-
Total Reserve Activity	5,000.00	-	5,000.00	55,000.00	-	55,000.00	-
Total Income	5,000.00	-	5,000.00	55,000.00	-	55,000.00	-
Reserve Expense							
Reserve Activity							
8030 - Reserve Interest Income	(21.70)	-	21.70	(170.16)	-	170.16	-
8511 - Reserve - Roofing	-	-	-	4,363.07	-	(4,363.07)	-
Total Reserve Activity	(21.70)	-	21.70	4,192.91	-	(4,192.91)	-
Total Expense	(21.70)	-	21.70	4,192.91	-	(4,192.91)	-
Reserve Net Total	5,021.70	-	5,021.70	50,807.09	-	50,807.09	-
Net Total	(5,612.48)	(275.02)	(5,337.46)	7,592.60	(3,025.22)	10,617.82	(3,300.00)