

# Owners Association of the Villas at Cherry Creek

## Balance Sheet For 12/31/2025

---

---

### Assets

First Citizens Bank Operating	(\$1,083.10)
First Citizens Bank - Reserve Acct	\$137,174.88
Sagicor - Investment	\$218,003.82
Axonix - Investment	\$218,026.20
Alliance Association Bank Reserves	(\$429,925.36)
Accounts Receivable	\$3,415.00

### Total Assets

**\$145,611.44**

### Income

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

### Total Income

**(\$6,030.02)**

### Total Assets

**\$139,581.42**

---

### Liabilities

Accounts Payable	\$14,465.47
Prepaid Assessments	\$6,590.00

### Total Liabilities

**\$21,055.47**

### Equity

Net Income	\$28,443.78
Retained Earnings	\$90,082.17

### Total Equity

**\$118,525.95**

### Total Liabilities / Equity

**\$139,581.42**

---

# Owners Association of the Villas at Cherry Creek

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	32,000.00	32,000.00	-	380,000.00	384,000.00	(4,000.00)	384,000.00
4100 - Late Fee Income	175.00	-	175.00	850.00	-	850.00	-
4151 - Incoming Balance - Transition CCMA GL	-	-	-	4,320.00	-	4,320.00	-
4400 - Miscellaneous Income	1,155.00	166.63	988.37	4,693.73	2,000.00	2,693.73	2,000.00
4450 - Interest Income - Operating	.78	-	.78	19.57	-	19.57	-
4500 - Reserve Income	(5,000.00)	(5,000.00)	-	(60,000.00)	(60,000.00)	-	(60,000.00)
4850 - Bank Charges	10.00	-	10.00	10.00	-	10.00	-
<b>Total Income</b>	<b>28,340.78</b>	<b>27,166.63</b>	<b>1,174.15</b>	<b>329,893.30</b>	<b>326,000.00</b>	<b>3,893.30</b>	<b>326,000.00</b>
<b>Total Income</b>	<b>28,340.78</b>	<b>27,166.63</b>	<b>1,174.15</b>	<b>329,893.30</b>	<b>326,000.00</b>	<b>3,893.30</b>	<b>326,000.00</b>

## Operating Expense

<b>Utilities Expense</b>							
5010 - Gas/Electricity	589.53	1,166.63	577.10	10,365.78	14,000.00	3,634.22	14,000.00
5100 - Water/Sewer	1,011.14	3,750.00	2,738.86	59,710.15	45,000.00	(14,710.15)	45,000.00
5200 - Telephone	-	204.13	204.13	303.05	2,450.00	2,146.95	2,450.00
5250 - Cable/internet	152.16	-	(152.16)	2,846.90	-	(2,846.90)	-
5400 - Trash Removal	-	1,541.63	1,541.63	16,746.31	18,500.00	1,753.69	18,500.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
<b>Total Utilities Expense</b>	<b>1,752.83</b>	<b>6,662.39</b>	<b>4,909.56</b>	<b>89,982.19</b>	<b>79,950.00</b>	<b>(10,032.19)</b>	<b>79,950.00</b>

<b>Maintenance Expense</b>							
6000 - Building Maintenance	-	250.00	250.00	3,115.64	3,000.00	(115.64)	3,000.00
6200 - Roof & Gutter Maint	-	1,333.37	1,333.37	18,895.50	16,000.00	(2,895.50)	16,000.00
6420 - Pool Chemicals	-	175.00	175.00	-	2,100.00	2,100.00	2,100.00
6450 - Clubhouse Rep & Maint	-	333.37	333.37	2,050.88	4,000.00	1,949.12	4,000.00
6500 - Landscape Contract	3,916.00	3,916.63	.63	50,908.94	47,000.00	(3,908.94)	47,000.00
6525 - Irrigation Repairs	-	1,333.37	1,333.37	11,484.44	16,000.00	4,515.56	16,000.00
6535 - BackFlow Preventors	-	-	-	603.35	-	(603.35)	-
6550 - Tree Maintenance	-	875.00	875.00	13,040.15	10,500.00	(2,540.15)	10,500.00
6551 - Chemical applications/Insect	-	1,166.63	1,166.63	624.00	14,000.00	13,376.00	14,000.00
6610 - Asphalt & Concrete Maintenance	-	666.63	666.63	850.00	8,000.00	7,150.00	8,000.00
6635 - Gate Repairs and Supplies	153.90	250.00	96.10	4,593.50	3,000.00	(1,593.50)	3,000.00
6665 - Pool & Spa Maintenance	-	816.63	816.63	14,123.09	9,800.00	(4,323.09)	9,800.00
6680 - Pool Repairs	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6685 - Pool monitoring & alarm	-	108.37	108.37	-	1,300.00	1,300.00	1,300.00
6700 - Snow Removal	1,593.00	2,458.37	865.37	15,976.90	29,500.00	13,523.10	29,500.00
6800 - Misc Grounds Maint	-	291.63	291.63	16,448.15	3,500.00	(12,948.15)	3,500.00
6810 - GROUNDS IMPROVEMENTS	-	1,541.63	1,541.63	-	18,500.00	18,500.00	18,500.00
<b>Total Maintenance Expense</b>	<b>5,662.90</b>	<b>15,766.63</b>	<b>10,103.73</b>	<b>152,714.54</b>	<b>189,200.00</b>	<b>36,485.46</b>	<b>189,200.00</b>

## Administration Expense

# Owners Association of the Villas at Cherry Creek

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7000 - Management	2,250.00	2,250.00	-	30,150.00	27,000.00	(3,150.00)	27,000.00
7100 - Administration	850.57	500.00	(350.57)	7,445.76	6,000.00	(1,445.76)	6,000.00
7200 - Insurance	-	479.13	479.13	-	5,750.00	5,750.00	5,750.00
7300 - Audit/Tax Return	-	950.00	950.00	7,000.00	11,400.00	4,400.00	11,400.00
7500 - Legal	-	666.63	666.63	6,774.00	8,000.00	1,226.00	8,000.00
7800 - Community Events	1,986.54	166.63	(1,819.91)	2,984.76	2,000.00	(984.76)	2,000.00
7900 - Bank Charges	10.00	-	(10.00)	130.00	-	(130.00)	-
<b>Total Administration Expense</b>	<b>5,097.11</b>	<b>5,012.39</b>	<b>(84.72)</b>	<b>54,484.52</b>	<b>60,150.00</b>	<b>5,665.48</b>	<b>60,150.00</b>
<b>Reserve Activity</b>							
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)	-
<b>Total Reserve Activity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60,098.60</b>	<b>-</b>	<b>(60,098.60)</b>	<b>-</b>
<b>Total Expense</b>	<b>12,512.84</b>	<b>27,441.41</b>	<b>14,928.57</b>	<b>357,279.85</b>	<b>329,300.00</b>	<b>(27,979.85)</b>	<b>329,300.00</b>
<b>Operating Net Total</b>	<b>15,827.94</b>	<b>(274.78)</b>	<b>16,102.72</b>	<b>(27,386.55)</b>	<b>(3,300.00)</b>	<b>(24,086.55)</b>	<b>(3,300.00)</b>

# Owners Association of the Villas at Cherry Creek

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	5,000.00	-	5,000.00	60,000.00	-	60,000.00	-
<b>Total Reserve Activity</b>	<b>5,000.00</b>	<b>-</b>	<b>5,000.00</b>	<b>60,000.00</b>	<b>-</b>	<b>60,000.00</b>	<b>-</b>
<b>Total Income</b>	<b>5,000.00</b>	<b>-</b>	<b>5,000.00</b>	<b>60,000.00</b>	<b>-</b>	<b>60,000.00</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Reserve Activity</b>							
8030 - Reserve Interest Income	(23.24)	-	23.24	(193.40)	-	193.40	-
8511 - Reserve - Roofing	-	-	-	4,363.07	-	(4,363.07)	-
<b>Total Reserve Activity</b>	<b>(23.24)</b>	<b>-</b>	<b>23.24</b>	<b>4,169.67</b>	<b>-</b>	<b>(4,169.67)</b>	<b>-</b>
<b>Total Expense</b>	<b>(23.24)</b>	<b>-</b>	<b>23.24</b>	<b>4,169.67</b>	<b>-</b>	<b>(4,169.67)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>5,023.24</b>	<b>-</b>	<b>5,023.24</b>	<b>55,830.33</b>	<b>-</b>	<b>55,830.33</b>	<b>-</b>
<b>Net Total</b>	<b>20,851.18</b>	<b>(274.78)</b>	<b>21,125.96</b>	<b>28,443.78</b>	<b>(3,300.00)</b>	<b>31,743.78</b>	<b>(3,300.00)</b>