

2026 BUDGET SUMMARY

No increase

**Owners Association
of the Villas at Cherry
Creek 2026**

	September YTD	Projected Yr End	2025 Budget	2026 Budget
Revenues				
Assessment Income	284,000.00	378,666.67	384,000.00	384,000.00
Late Fee Income	475.00	633.33	0.00	150.00
Clubhouse Rental	400.00	533.33	0.00	300.00
Miscellaneous Income	3,538.73	4,718.31	2,000.00	0.00
Interest Income - OPER	17.42	23.23	0.00	0.00
TOTAL REVENUES	288,431.15	384,574.87	386,000.00	384,450.00
EXPENSES				
Utilities				
Gas/Electric	7,690.86	10,254.48	14,000.00	11,000.00
Water/Domestic Sewer	42,195.78	56,261.04	45,000.00	51,450.00
Telephone	303.05	404.07	2,450.00	410.00
Cable/Internet	2,400.57	3,200.76	0.00	2,000.00
Trash	13,842.00	18,456.00	18,500.00	19,400.00
Operating Costs				
Building Maintenance	2,646.39	3,528.52	3,000.00	10,000.00
Roof and Gutter	14,087.50	18,783.33	16,000.00	9,000.00
Clubhouse Rep & Maint	2,050.88	2,734.51	4,000.00	3,000.00
Landscape Contract	35,244.69	46,992.92	47,000.00	46,000.00
Irrigation Repairs	10,547.65	14,063.53	16,000.00	16,000.00
Backflow Preventors	603.35	804.47	0.00	660.00
Trees Repl/Maint	13,040.15	17,386.87	10,500.00	10,500.00
Chemical Applications	0.00	0.00	14,000.00	12,000.00
Concrete Repairs	0.00	0.00	0.00	4,000.00
Asphalt Maint	850.00	1,133.33	8,000.00	2,500.00
Gate Repairs and Supplies	1,976.27	2,635.03	3,000.00	3,000.00
Pool & Spa Maintenance	8,012.13	10,682.84	12,800.00	12,800.00
Pool Chemicals	0.00	0.00	2,100.00	2,200.00
Pool monitoring and alarm	0.00	0.00	1,300.00	1,500.00
Snow Removal	14,187.79	18,917.05	29,500.00	25,000.00
Misc Grounds Maint	13,628.78	18,171.71	3,500.00	3,000.00
Grounds Improvements	0.00	0.00	18,500.00	5,500.00
Pest Control	0.00	0.00	0.00	3,000.00
Administration				
Management	23,400.00	31,200.00	27,000.00	28,080.00
Administration	4,044.75	5,393.00	6,000.00	5,500.00
Insurance	0.00	0.00	5,750.00	6,000.00
Audit/Tax Prep	7,000.00	7,000.00	11,400.00	6,000.00
General Counsel	6,774.00	9,032.00	8,000.00	8,500.00
Community Events	998.22	1,330.96	2,000.00	2,200.00
Bank Charges	120.00	160.00	0.00	250.00
Reserves				
Reserve Transfer	45,000.00	60,000.00	60,000.00	74,000.00
TOTAL EXPENSES	270,644.81	358,526.41	389,300.00	384,450.00
NET INCOME	17,786.34	26,048.45	-3,300.00	0.00