Treacur	Knolls Improver rer Report	ment Association				
	- Sept 30, 2023					
OPERA	TIONS		2022 Budget	2022 Astual	2022 Verience	
INCOM	IE:		2023 Budget	2023 Actual	2023 Variance	
Directo			\$3,000.00	\$0.00	-\$3,000.00	
	tter Ads		\$2,900.00		-\$718.25	
Dues			\$80,000.00	\$79,958.00	-\$42.00	
	come Insurance	\$21,900			\$21,900.00	
TOTAL	INCOME		\$85,900.00	\$82,139.75	-\$3,760.25	
EXPENS Admini	strative					
Aumm	Insurance		-\$6,700.00	-\$7,881.00	-\$1,181.00	
	Paypal/Venmo	Fees	-\$2,650.00		\$1,181.00	
	Meeting Space		-\$575.00		\$426.00	
	USPS - PO Box		-\$190.00		-\$4.00	
	Quicken Annua	al	-\$75.00	-\$37.00	\$38.00	
	Tax Preparatio	n	-\$850.00	-\$101.00	\$749.00	
	Legal Services		-\$2,760.00	\$0.00	\$2,760.00	
	Professional Se	ervices	\$0.00	\$0.00	\$0.00	
	CenCon		-\$40.00	-\$40.00	\$0.00	
	Other (checks/	/stamps, etc)	\$0.00	-\$291.00	-\$291.00	
*	Misc		\$0.00	-\$400.00	-\$400.00	
	State of CO Pe	riodic Report	-\$60.00	-\$10.00	\$50.00	
Printing	g and Postage			4	4.00	
	Dues Letter		-\$1,500.00	-\$1,725.27	-\$225.27	
	Newsletter		-\$6,600.00		\$75.00	
	Directory		-\$4,100.00			
	New Neighbor	greeter	-\$500.00	\$0.00	\$500.00	
Co	Signage		-\$300.00	\$0.00	\$300.00	
commu	unity Events Dumpster Day		-\$1,200.00	-\$2,435.00	-\$1,235.00	
	Easter Egg Hur		-\$1,200.00		\$23.00	
*	Other Social		-\$450.00		\$839.00	
	Fourth of July		-\$400.00	\$0.00	\$400.00	
	Winterfest		-\$3,000.00	-\$884.00	\$2,116.00	
Commo	on Area Mainte	nance	\$5,000.00	Ç504.00	72,223.00	
	Resident Wate		\$0.00	\$0.00	\$0.00	
	Perimeter		-\$10,058.00		\$4,980.00	
	Snow Removal		-\$9,000.00	-\$9,000.00	\$0.00	
	Cherry Field M	laintenance	-\$5,500.00	-\$4,635.00	\$865.00	
	Cherry Field W	/ater	-\$7,448.00	-\$4,071.00	\$3,377.00	
*	Elizabeth Entra	ance Water	-\$600.00	\$0.00	\$600.00	
*	Nobles/Arapah	noe Water	\$0.00	\$0.00	\$0.00	
	Holiday Lights		\$0.00	\$0.00	\$0.00	
	Electricity (Util	lities)	-\$600.00	-\$431.00	\$169.00	
TOTAL	EXPENSES		-\$66,156.00	-\$45,944.27	\$20,211.73	
UFT 05	SED ATIONIC		640.744.00	¢25 405 40	CAC 454 40	
NET OP	PERATIONS		\$19,744.00	\$36,195.48	\$16,451.48	
APITA	L IMPROVEMEN	NT FUND	\$0.00	\$27,107.00	\$27,107.00	
		NT EXPENDITURES				
CAPITA						
CAPITA	*Nobles/Arapa	ahoe	-\$250,000.00			
CAPITA	*Nobles/Arapa *Irrigation Syst	ahoe tem Elizabeth	-\$4,000.00	\$0.00	-\$4,000.00	
CAPITA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat	ahoe tem Elizabeth	-\$4,000.00 -\$24,710.00	\$0.00 -\$24,710.00	-\$4,000.00 \$0.00	
CAPITA	*Nobles/Arapa *Irrigation Syst	ahoe tem Elizabeth	-\$4,000.00	\$0.00 -\$24,710.00	-\$4,000.00 \$0.00	
	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL	ahoe tem Elizabeth ter Tap	-\$4,000.00 -\$24,710.00 -\$278,710.00	\$0.00 -\$24,710.00 -\$34,460.00	-\$4,000.00 \$0.00 -\$244,250.00	
	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat	ahoe tem Elizabeth ter Tap	-\$4,000.00 -\$24,710.00	\$0.00 -\$24,710.00 -\$34,460.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	ahoe tem Elizabeth ter Tap MENT FUND	-\$4,000.00 -\$24,710.00 -\$278,710.00	\$0.00 -\$24,710.00 -\$34,460.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	ahoe tem Elizabeth ter Tap	-\$4,000.00 -\$24,710.00 -\$278,710.00	\$0.00 -\$24,710.00 -\$34,460.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	tem Elizabeth ter Tap MENT FUND REASE) IN FUNDS	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 Budget	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 Budget \$166,782.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 Budget \$166,782.00 \$19,744.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 Budget \$166,782.00 \$19,744.00 -\$278,710.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 Budget \$166,782.00 \$19,744.00 -\$278,710.00 \$0.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 Budget \$166,782.00 \$19,744.00 -\$278,710.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 \$0.00 -\$92,184.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00 \$194,686.48	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 Budget \$166,782.00 \$19,744.00 -\$278,710.00 \$0.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00 \$194,686.48	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 \$0.00 -\$92,184.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00 \$194,686.48	-\$4,000.00 \$0.00 -\$244,250.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 \$0.00 -\$92,184.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 -\$7,353.00 \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00 \$194,686.48	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00	
NET CA	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 -\$278,710.00 -\$107,184.00 UNDERSTANDIN	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 -\$7,353.00 \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00 \$194,686.48	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00	
NO Phase 1	*Nobles/Arapa *Irrigation Syst *Elizabeth Wal TOTAL PITAL IMPROVE INCREASE (DECF	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 \$0.00 -\$92,184.00 -\$15,000.00 -\$107,184.00 UNDERSTANDIN \$218,077.00 \$3,760.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00 \$194,686.48 G NOBLES RE-IN Cash as of 09.3 Anticipated add	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00 MAGINED 0.23 ditional Income from	n Dues/Ads
NOT CALLI	*Nobles/Arapa *Irrigation Syst *Elizabeth Wal TOTAL PITAL IMPROVE INCREASE (DECF	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds PHASES EST. \$35,000.00	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 -\$278,710.00 -\$107,184.00 UNDERSTANDIN \$218,077.00 \$3,760.00 (\$20,211.73)	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 \$194,686.48 -\$15,000.00 \$179,686.48 G NOBLES RE-IM Cash as of 09.3 Anticipated add, Unspent expen	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00 -\$271,357.00 -\$271,357.00 -\$271,357.00	n Dues/Ads
NOT CALLI	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE INCREASE (DECE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds PHASES EST. \$35,000.00 \$45,000.00	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 -\$92,184.00 -\$15,000.00 -\$107,184.00 UNDERSTANDIN \$218,077.00 (\$20,211.73) (\$15,000.00)	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 \$194,686.48 -\$15,000.00 \$179,686.48 G NOBLES RE-IN Cash as of 09.3 Anticipated adc Unspent expen Reserve Funds	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00 -\$271,357.00 MAGINED 0.23 ditional Income from ses for 2023	n Dues/Ads
NOT CALLI	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE INCREASE (DECE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds PHASES EST. \$35,000.00 \$45,000.00 \$130,000.00	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$19,744.00 -\$278,710.00 -\$278,710.00 -\$15,000.00 -\$15,000.00 \$3,760.00 (\$20,211.73) (\$15,000.00) \$0.00	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 \$194,686.48 -\$15,000.00 \$179,686.48 G NOBLES RE-IM Cash as of 09.3 Anticipated add Unspent expen	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00 -\$271,357.00 MAGINED 0.23 dittional Income from sees for 2023	n Dues/Ads
NO NO Phase 1	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE INCREASE (DECE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds PHASES EST. \$35,000.00 \$45,000.00 \$130,000.00	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$166,782.00 \$19,744.00 -\$278,710.00 \$0.00 -\$15,000.00 -\$107,184.00 UNDERSTANDIN \$218,077.00 \$3,760.00 (\$20,211.73) (\$15,000.00) (\$0.00 (\$4,000.00)	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 \$194,686.48 -\$15,000.00 \$179,686.48 G NOBLES RE-IM Cash as of 09.3 Anticipated add Unspent expen Reserve Funds Elizabeth Wate Elizabeth Irrigal	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00 -\$271,357.00 AGINED 0.23 ditional Income from sees for 2023	n Dues/Ads
NO NO Phase 1	*Nobles/Arapa *Irrigation Syst *Elizabeth Wat TOTAL PITAL IMPROVE INCREASE (DECE	MENT FUND REASE) IN FUNDS RECONCILIATION Balance Jan 1, 2023 NET OPERATIONS NET CAP IMP Funds Due - Bank Error Balance Reserve Funds Available Funds PHASES EST. \$35,000.00 \$45,000.00 \$130,000.00	-\$4,000.00 -\$24,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 -\$278,710.00 \$19,744.00 \$0.00 -\$197,184.00 -\$107,184.00 UNDERSTANDIN \$218,077.00 \$3,760.00 (\$20,211.73) (\$15,000.00) \$0.00 (\$4,000.00) (\$250,000.00)	\$0.00 -\$24,710.00 -\$34,460.00 -\$7,353.00 Actual \$166,782.00 \$36,195.48 -\$7,353.00 -\$938.00 \$194,686.48 -\$15,000.00 \$179,686.48 G NOBLES RE-IM Cash as of 09.3 Anticipated add Unspent expen Reserve Funds Elizabeth Wate	-\$4,000.00 \$0.00 -\$244,250.00 -\$271,357.00 -\$271,357.00 AGINED 0.23 ditional Income from sees for 2023	