

<b>Cherry Knolls Improvement Association</b>					
<b>Treasurer Reports 2024</b>			<b>GOAL 526 Homes = 75%</b>		
<b>OPERATIONS</b>					
			<b>2024 Budget</b>	<b>2024 Actual</b>	<b>2024 Variance</b>
<b>INCOME:</b>					
Print Ads			\$4,000.00	\$135.00	-\$3,865.00
Dues			<b>\$94,600.00</b>	\$180.00	-\$94,420.00
<b>TOTAL INCOME</b>			<b>\$98,600.00</b>	<b>\$315.00</b>	<b>-\$98,285.00</b>
<b>EXPENSES</b>					
<b>Administrative</b>					
	Insurance		-\$8,000.00	\$0.00	\$8,000.00
	Paypal/Venmo Fees		-\$2,500.00	\$0.00	\$2,500.00
	Meeting Space		-\$250.00	-\$57.00	\$193.00
	USPS - PO Box		-\$200.00	\$0.00	\$200.00
	Quicken Annual		-\$75.00	-\$62.00	\$13.00
	Tax Preparation		-\$850.00	\$0.00	\$850.00
	Professional Services		\$0.00	\$0.00	\$0.00
	CenCon		-\$40.00	\$0.00	\$40.00
	Admin Expenses (checks/st		-\$75.00	\$0.00	\$75.00
	State of CO Periodic Report		-\$50.00	\$0.00	\$50.00
<b>Printing and Postage</b>					
	Dues Letter		-\$1,800.00	\$0.00	\$1,800.00
	Newsletter		-\$8,000.00	\$0.00	\$8,000.00
	Directory		-\$4,100.00	\$0.00	\$4,100.00
	New Neighbor greeter		-\$500.00	\$0.00	\$500.00
	Signage		-\$300.00	\$0.00	\$300.00
<b>Community Events</b>					
	Dumpster Day		-\$1,800.00	\$0.00	\$1,800.00
	Easter Egg Hunt		-\$450.00	\$0.00	\$450.00
*	Other Social		-\$1,000.00	\$0.00	\$1,000.00
	Fourth of July		-\$400.00	\$0.00	\$400.00
	Winterfest		-\$3,000.00	-\$1,282.00	\$1,718.00
<b>Common Area Maintenance</b>					
	Perimeter		-\$10,000.00	\$0.00	\$10,000.00
	Snow Removal		-\$9,000.00	-\$1,286.00	\$7,714.00
	Cherry Field Maintenance		-\$7,000.00	-\$204.00	\$6,796.00
	Cherry Field Water		-\$5,000.00	\$0.00	\$5,000.00
	Nobles/Arapahoe Maintenance				
	Elizabeth Entrance Water		-\$600.00	\$0.00	\$600.00
	Nobles/Arapahoe Water		\$0.00	\$0.00	\$0.00

	Holiday Lights	\$0.00	\$0.00	\$0.00		
	Electricity (Utilities)	-\$600.00	\$0.00	\$600.00		
	<b>TOTAL EXPENSES</b>	<b>-\$65,590.00</b>	<b>-\$2,891.00</b>	<b>\$62,699.00</b>		
	<b>NET OPERATIONS</b>	\$33,010.00	-\$2,576.00	<b>-\$35,586.00</b>		
<b>CAPITAL IMPROVEMENT FUND</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>CAPITAL IMPROVEMENT EXPENDITURES</b>						
	*Nobles/Arapahoe	-\$207,000.00	\$300.00	-\$207,300.00		
	*Irrigation System Elizabet	-\$4,000.00	\$0.00	-\$4,000.00		
	<b>TOTAL</b>	<b>-\$211,000.00</b>	<b>\$300.00</b>	<b>-\$211,300.00</b>		
<b>NET CAPITAL IMPROVEMENT FUND</b>		<b>-\$211,000.00</b>	<b>\$300.00</b>	<b>-\$211,300.00</b>		
<b>TOTAL INCREASE (DECREASE) IN FUNDS</b>						
<b>RECONCILIATION 2024</b>					Budget	Actual
Balance Jan 1, 2024					\$175,446.00	\$175,446.00
NET OPERATIONS					\$33,010.00	-\$2,576.00
NET CAP IMP					-\$211,000.00	\$300.00
Funds Due - Bank Error					\$0.00	\$0.00
Balance					-\$2,544.00	\$173,170.00
Reserve Funds					-\$15,000.00	-\$15,000.00
Available Funds					-\$17,544.00	\$158,170.00
<b>NOBLES REIMAGINED</b>		<b>EST</b>	<b>ACTUAL</b>	<b>UNDERSTANDING NOBLES RE-IMAGINED</b>		
Phase 1	Monument	\$35,000.00	\$0.00	\$175,446.00	<b>Cash as of 12.31.23</b>	
Phase 2	Water Tap	\$45,000.00	\$33,168.00	\$98,600.00	Anticipated Income from Dues/Ads	
Phase 3	Landscaping	\$130,000.00	\$0.00	(\$65,590.00)	Unspent expenses for 2024	
		<b>\$210,000.00</b>	<b>\$33,168.00</b>	(\$15,000.00)	Reserve Funds	
				(\$4,000.00)	Elizabeth Irrigation	
				(\$207,000.00)	Nobles/Arapahoe	
				(\$17,544.00)	Shortage @\$250k	
				\$22,456.00	Shortage @ \$210k	