

Cherry Knolls Improvement Association					
Treasurer Reports 2024			GOAL	526/701	75.04%
			3/31	92.6/701	13.21%
<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		\$94,600.00	\$16,668.00	-\$77,932.00
	Misc Income (Xcel)			\$2,699.00	\$2,699.00
<b>TOTAL INCOME</b>			<b>\$98,600.00</b>	<b>\$19,502.00</b>	<b>-\$79,098.00</b>
<b>EXPENSES</b>					
<b>Administrative</b>					
	Insurance		-\$8,000.00	\$0.00	\$8,000.00
	Paypal/Venmo Fees		-\$2,500.00	-\$437.31	\$2,062.69
	Meeting Space		-\$250.00	-\$75.00	\$175.00
	USPS - PO Box		-\$200.00	-\$200.00	\$0.00
	Quicken Annual		-\$75.00	-\$83.00	-\$8.00
	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/s		-\$75.00	-\$14.00	\$61.00
	State of CO Periodic Repor		-\$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	-\$460.00	\$3,640.00
	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	-\$350.00	\$9,650.00

	Snow Removal	-\$9,000.00	-\$3,857.00	\$5,143.00
	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	-\$139.00	\$461.00
	<b>TOTAL EXPENSES</b>	<b>-\$65,590.00</b>	<b>-\$7,101.31</b>	<b>\$58,488.69</b>
	<b>NET OPERATIONS</b>	\$33,010.00	\$12,400.69	<b>-\$20,609.31</b>
	<b>CAPITAL IMPROVEMENT FUND</b>	<b>\$0.00</b>	<b>\$2,752.00</b>	<b>\$2,752.00</b>
	<b>CAPITAL IMPROVEMENT EXPENDITURES</b>			
	*Nobles/Arapahoe	-\$207,000.00	-\$45,514.00	-\$161,486.00
	*Irrigation System Elizabet	-\$4,000.00	\$0.00	-\$4,000.00
	Reserve Study	\$0.00	-\$775.00	\$775.00
	TOTAL	-\$211,000.00	-\$46,289.00	-\$164,711.00
	<b>NET CAPITAL IMPROVEMENT FUND</b>	<b>-\$211,000.00</b>	<b>-\$43,537.00</b>	<b>-\$167,463.00</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	\$12,400.69	
	NET CAP IMP	-\$211,000.00	-\$43,537.00	
	Funds Due - Bank Error	\$0.00	\$0.00	
	Balance	-\$2,544.00	\$144,309.69	
	Reserve Funds	-\$15,000.00	-\$15,000.00	
	Available Funds	-\$17,544.00	\$129,309.69	