

**Cherry Creek Vista Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
September 2022 through April 2023

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	<u>Sep '22 - Apr 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>HOA Income</b>			
Dues	80,417.25	80,649.00	-231.75
Late Fees	550.00	500.00	50.00
Fines	316.26	1,200.00	-883.74
Legal Fees	2,244.50	1,600.00	644.50
Banking Interest	211.24	80.00	131.24
<b>Total HOA Income</b>	<u>83,739.25</u>	<u>84,029.00</u>	<u>-289.75</u>
<b>Total Income</b>	<u>83,739.25</u>	<u>84,029.00</u>	<u>-289.75</u>
<b>Gross Profit</b>	83,739.25	84,029.00	-289.75
<b>Expense</b>			
Trash Collection	45,222.39	43,000.00	2,222.39
<b>Community Events</b>			
Signs	0.00	0.00	0.00
Community Events - Other	2,145.50	3,000.00	-854.50
<b>Total Community Events</b>	<u>2,145.50</u>	<u>3,000.00</u>	<u>-854.50</u>
Bad Debt	0.00	0.00	0.00
Bank Service Charges	111.51	146.00	-34.49
Common Area Maintenance	225.00	350.00	-125.00
Insurance	1,995.00	1,900.00	95.00
Special Mailings	0.00	311.74	-311.74
Welcome Neighbors	0.00	0.00	0.00
Web Site	425.76	175.00	250.76
<b>Professional Fees</b>			
CPS Printing, Copies, Postage	538.00	600.00	-62.00
HOA Mgmt. Services	8,720.00	8,720.00	0.00
Legal Fees	2,616.50	1,600.00	1,016.50
<b>Total Professional Fees</b>	<u>11,874.50</u>	<u>10,920.00</u>	<u>954.50</u>
<b>Total Expense</b>	<u>61,999.66</u>	<u>59,802.74</u>	<u>2,196.92</u>
<b>Net Ordinary Income</b>	<u>21,739.59</u>	<u>24,226.26</u>	<u>-2,486.67</u>
<b>Net Income</b>	<u><u>21,739.59</u></u>	<u><u>24,226.26</u></u>	<u><u>-2,486.67</u></u>