

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

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	<u>Sep - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>HOA Income</b>			
Dues	82,521.00	82,998.00	-477.00
Late Fees	100.00	500.00	-400.00
Fines	-619.49	600.00	-1,219.49
Legal Fees	2,531.00	800.00	1,731.00
Banking Interest	94.08	100.00	-5.92
<b>Total HOA Income</b>	<u>84,626.59</u>	<u>84,998.00</u>	<u>-371.41</u>
<b>Total Income</b>	<u>84,626.59</u>	<u>84,998.00</u>	<u>-371.41</u>
<b>Gross Profit</b>	84,626.59	84,998.00	-371.41
<b>Expense</b>			
Trash Collection	22,627.24	22,969.04	-341.80
Community Events	0.00	0.00	0.00
Bad Debt	225.00		
Bank Service Charges	71.56	48.00	23.56
Common Area Maintenance	0.00	200.00	-200.00
Insurance	0.00	0.00	0.00
Special Mailings	0.00	0.00	0.00
Welcome Neighbors	0.00	0.00	0.00
Web Site	0.00	0.00	0.00
<b>Professional Fees</b>			
CPS Printing, Copies, Postage	294.96	300.00	-5.04
HOA Mgmt. Services	4,360.00	4,360.00	0.00
Legal Fees	2,367.00	800.00	1,567.00
<b>Total Professional Fees</b>	<u>7,021.96</u>	<u>5,460.00</u>	<u>1,561.96</u>
<b>Total Expense</b>	<u>29,945.76</u>	<u>28,677.04</u>	<u>1,268.72</u>
<b>Net Ordinary Income</b>	<u>54,680.83</u>	<u>56,320.96</u>	<u>-1,640.13</u>
<b>Net Income</b>	<u><u>54,680.83</u></u>	<u><u>56,320.96</u></u>	<u><u>-1,640.13</u></u>