

Smoky Hill Homeowners Association, Inc.
2020 Budget Draft

<u>Accounts</u>	<u>YTD September 2019</u>			<u>2019 Budget</u>	<u>Increase / (Decrease)</u>	<u>2020 Budget</u>
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>			
Income						
<u>Income</u>						
4010 - Regular Assessments	\$84,878.00	\$84,878.00	\$0.00	\$84,878.00	\$0.00	\$84,878.00
4015 - Late Fees	\$5,200.00	\$1,530.00	\$3,670.00	\$2,040.00	\$960.00	\$3,000.00
4025 - Reimbursed Legal Fees	\$22,230.09	\$11,250.00	\$10,980.09	\$15,000.00	\$10,000.00	\$25,000.00 (1)
4080 - Transfers to Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4090 - Interest Income	\$378.91	\$900.00	(\$521.09)	\$1,200.00	(\$900.00)	\$300.00
4095 - Miscellaneous Income	\$40.00	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$112,727.00	\$98,598.00	\$14,129.00	\$103,118.00	\$10,060.00	\$113,178.00
Expense						
<u>Building Maintenance</u>						
6275 - Clubhouse Lighting	\$356.00	\$0.00	(\$356.00)	\$0.00	\$0.00	\$0.00
Total Building Maintenance	\$356.00	\$0.00	(\$356.00)	\$0.00	\$0.00	\$0.00
<u>General and Administrative</u>						
6110 - Management Fees	\$29,492.86	\$29,625.03	\$132.17	\$39,500.00	(\$3,500.00)	\$36,000.00
6120 - Bank Service Charges	\$174.35	\$225.00	\$50.65	\$300.00	(\$250.00)	\$50.00
6125 - Merchant Services	\$1,623.89	\$1,623.89	\$0.00	\$1,623.89	(\$1,623.89)	\$0.00
6130 - Licenses, Permits, & Filing Fees	\$110.00	\$90.00	(\$20.00)	\$90.00	(\$10.00)	\$80.00
6140 - Postage and Supplies	\$6,355.67	\$1,180.00	(\$5,175.67)	\$1,555.00	\$6,445.00	\$8,000.00
6145 - Printing and Copying	\$5,982.30	\$3,975.03	(\$2,007.27)	\$5,300.00	\$2,700.00	\$8,000.00
6150 - Legal Fees General	\$5,161.52	\$4,500.00	(\$661.52)	\$6,000.00	\$0.00	\$6,000.00
6151 - Legal Fees - Covenant Enforcement & Col	\$20,333.69	\$15,000.03	(\$5,333.66)	\$20,000.00	\$10,000.00	\$30,000.00 (1)
6155 - Audit, Tax & Accounting	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	(\$1,685.00)	\$315.00
6160 - Internet Administration	\$941.59	\$862.47	(\$79.12)	\$1,150.00	(\$350.00)	\$800.00
6165 - Software Subscriptions	\$550.00	\$550.00	\$0.00	\$550.00	(\$550.00)	\$0.00
6170 - Records Storage	\$300.00	\$450.00	\$150.00	\$600.00	\$0.00	\$600.00
6180 - Social Events / Community Benefit	\$2,823.13	\$9,027.23	\$6,204.10	\$9,027.23	(\$3,527.23)	\$5,500.00
6185 - Dumpster Day	\$5,464.06	\$7,000.00	\$1,535.94	\$10,071.88	\$928.12	\$11,000.00
6190 - Neighborhood Awards	\$600.00	\$600.00	\$0.00	\$600.00	\$0.00	\$600.00
6195 - Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$2,997.50	\$2,997.50
6198 - Bad Debt	\$1,486.68	\$0.00	(\$1,486.68)	\$0.00	\$0.00	\$0.00
Total General and Administrative	\$81,399.74	\$76,708.68	(\$4,691.06)	\$98,368.00	\$11,574.50	\$109,942.50
<u>Grounds and Landscape</u>						
6320 - Landscape Other	\$1,740.00	\$1,740.00	\$0.00	\$1,740.00	(\$1,740.00)	\$0.00
Total Grounds and Landscape	\$1,740.00	\$1,740.00	\$0.00	\$1,740.00	(\$1,740.00)	\$0.00
<u>Insurance and Taxes</u>						
6410 - Property Insurance	\$2,510.00	\$2,510.00	\$0.00	\$2,510.00	\$125.50	\$2,635.50
Total Insurance and Taxes	\$2,510.00	\$2,510.00	\$0.00	\$2,510.00	\$125.50	\$2,635.50

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	Actual	Budget	Variance			
<u>Utilities</u>						
6505 - Gas and Electric - Coyote Park	\$462.95	\$405.00	(\$57.95)	\$540.00	\$60.00	\$600.00
Total Utilities	\$462.95	\$405.00	(\$57.95)	\$540.00	\$60.00	\$600.00
Total Expense	\$86,468.69	\$81,363.68	(\$5,105.01)	\$103,158.00	\$10,020.00	\$113,178.00
Operating income				(\$40.00)	\$40.00	\$0.00
 (1) Reimbursed legal fees estimated to be lower than expenses due to timing differences & concessions.						
Reserve Income						
<u>Reserve Income</u>						
7010 - Interest Income Reserves	\$414.34	\$0.00	\$414.34	\$0.00	\$400.00	\$400.00
7020 - Reserve Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserve Income	\$414.34	\$0.00	\$414.34	\$0.00	\$400.00	\$400.00
Reserve Net Income	\$414.34	\$0.00	\$414.34	\$0.00	\$400.00	\$400.00