

Smoky Hill HOA (CO-Centennial)

Balance Sheet

Period 04/30/2023

Assets

Cash

Cking - Western Alliance	81,087.92	
Reserve MMA - Western Alliance	93,650.09	
Total Cash	<u>174,738.01</u>	
Total Assets		<u>174,738.01</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	1,046.00	
Total Prepaid Assessments	<u>1,046.00</u>	

Fund Balance

Tran Direct Fr Assn	164,593.41	
Fund Change	9,098.60	
Total Fund Balance	<u>173,692.01</u>	
Total Liabilities & Equity		<u>174,738.01</u>

Smoky Hill HOA (CO-Centennial)

Income Statement

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	12,821.00	84.81%	12,821.00	84.81%
Total Assessments	12,821.00	84.81%	12,821.00	84.81%
Other Income				
Late Fee	50.00	0.33%	50.00	0.33%
Legal Expense Reimb	2,221.50	14.69%	2,221.50	14.69%
NSF Fees	25.00	0.17%	25.00	0.17%
Total Other Income	2,296.50	15.19%	2,296.50	15.19%
Total Income	15,117.50	100.00%	15,117.50	100.00%
Expense				
Administrative Expenses				
Copies	0.00	0.00%	2,704.55	44.93%
Legal Expense	937.00	89.26%	2,036.62	33.84%
Offsite Storage	0.00	0.00%	60.00	1.00%
Postage/Delivery	0.00	0.00%	1,018.87	16.93%
Printing-Other	0.00	0.00%	36.15	0.60%
Social Events	69.22	6.59%	69.22	1.15%
Website Maint	0.00	0.00%	50.00	0.83%
Total Administrative Expenses	1,006.22	95.86%	5,975.41	99.28%
Utility Expenses				
Electric	43.49	4.14%	43.49	0.72%
Total Utility Expenses	43.49	4.14%	43.49	0.72%
Total Expense	1,049.71	100.00%	6,018.90	100.00%
Fund Change	14,067.79		9,098.60	

Smoky Hill HOA (CO-Centennial)
Budget Comparison
Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	12,821.00	0.00	12,821.00	0.00%	12,821.00	91,038.50	(78,217.50)	85.92%	91,038.50
Total Assessments	12,821.00	0.00	12,821.00	0.00%	12,821.00	91,038.50	(78,217.50)	85.92%	91,038.50
Other Income									
Collection Fee	0.00	750.00	(750.00)	100.00%	0.00	3,000.00	(3,000.00)	100.00%	9,000.00
Late Fee	50.00	175.00	(125.00)	71.43%	50.00	700.00	(650.00)	92.86%	2,100.00
Legal Expense Reimb	2,221.50	0.00	2,221.50	0.00%	2,221.50	0.00	2,221.50	0.00%	0.00
Litigation Proceeds	0.00	1,167.00	(1,167.00)	100.00%	0.00	4,668.00	(4,668.00)	100.00%	14,000.00
NSF Fees	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Other Income	2,296.50	2,092.00	204.50	-9.78%	2,296.50	8,368.00	(6,071.50)	72.56%	25,100.00
Total Income	15,117.50	2,092.00	13,025.50	-622.63%	15,117.50	99,406.50	(84,289.00)	84.79%	116,138.50
Expense									
Administrative Expenses									
Bank Charges	0.00	35.00	(35.00)	100.00%	0.00	140.00	(140.00)	100.00%	420.00
Copies	0.00	0.00	0.00	0.00%	2,704.55	0.00	2,704.55	0.00%	0.00
Dues/Licenses/Permits	0.00	8.00	(8.00)	100.00%	0.00	32.00	(32.00)	100.00%	90.00
Legal Expense	937.00	527.00	410.00	-77.80%	2,036.62	2,108.00	(71.38)	3.39%	6,323.50
Legal Settlement	0.00	1,167.00	(1,167.00)	100.00%	0.00	4,668.00	(4,668.00)	100.00%	14,000.00
Management Fees	0.00	3,744.00	(3,744.00)	100.00%	0.00	14,976.00	(14,976.00)	100.00%	44,928.00
Offsite Storage	0.00	70.00	(70.00)	100.00%	60.00	280.00	(220.00)	78.57%	840.00
Other Professional Svcs	0.00	750.00	(750.00)	100.00%	0.00	3,000.00	(3,000.00)	100.00%	9,000.00
Postage/Delivery	0.00	833.00	(833.00)	100.00%	1,018.87	3,332.00	(2,313.13)	69.42%	10,000.00
Printing-Other	0.00	708.00	(708.00)	100.00%	36.15	2,832.00	(2,795.85)	98.72%	8,500.00
Printing-Past Due Stmt	0.00	417.00	(417.00)	100.00%	0.00	1,668.00	(1,668.00)	100.00%	5,000.00
Social Events	69.22	417.00	(347.78)	83.40%	69.22	1,668.00	(1,598.78)	95.85%	5,000.00
Yard of The Month	0.00	8.00	(8.00)	100.00%	0.00	32.00	(32.00)	100.00%	100.00
Website Maint	0.00	83.00	(83.00)	100.00%	50.00	332.00	(282.00)	84.94%	1,000.00
Total Administrative Expenses	1,006.22	8,767.00	(7,760.78)	88.52%	5,975.41	35,068.00	(29,092.59)	82.96%	105,201.50
Property Expenses									
Holiday Decorations	0.00	50.00	(50.00)	100.00%	0.00	200.00	(200.00)	100.00%	600.00
Total Property Expenses	0.00	50.00	(50.00)	100.00%	0.00	200.00	(200.00)	100.00%	600.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	223.00	(223.00)	100.00%	0.00	892.00	(892.00)	100.00%	2,672.00
Taxes-Other	0.00	26.00	(26.00)	100.00%	0.00	104.00	(104.00)	100.00%	315.00
Total Tax/Ins/Interest Exp	0.00	249.00	(249.00)	100.00%	0.00	996.00	(996.00)	100.00%	2,987.00
Utility Expenses									
Clean Comm Svc	0.00	563.00	(563.00)	100.00%	0.00	2,252.00	(2,252.00)	100.00%	6,750.00
Electric	43.49	33.00	10.49	-31.79%	43.49	132.00	(88.51)	67.05%	400.00
Gas	0.00	17.00	(17.00)	100.00%	0.00	68.00	(68.00)	100.00%	200.00
Total Utility Expenses	43.49	613.00	(569.51)	92.91%	43.49	2,452.00	(2,408.51)	98.23%	7,350.00
Total Expense	1,049.71	9,679.00	(8,629.29)	89.15%	6,018.90	38,716.00	(32,697.10)	84.45%	116,138.50
Fund Change	14,067.79	(7,587.00)	21,654.79	285.42%	9,098.60	60,690.50	(51,591.90)	85.01%	0.00

Smoky Hill HOA (CO-Centennial)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023			
INCOME															
Assessments															
Assessments	0	0	0	12,821	0	0	0	0	0	0	0	0	12,821	91,039	(78,218)
TOTAL Assessments	0	0	0	12,821	0	0	0	0	0	0	0	0	12,821	91,039	(78,218)
Other Income															
Collection Fee	0	0	0	0	750	750	750	750	750	750	750	750	6,000	9,000	(3,000)
Late Fee	0	0	0	50	175	175	175	175	175	175	175	175	1,450	2,100	(650)
Legal Expense Reimb	0	0	0	2,222	0	0	0	0	0	0	0	0	2,222	0	2,222
Litigation Proceeds	0	0	0	0	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,163	9,332	14,000	(4,668)
NSF Fees	0	0	0	25	0	0	0	0	0	0	0	0	25	0	25
TOTAL Other Income	0	0	0	2,297	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,088	19,029	25,100	(6,072)
TOTAL INCOME	0	0	0	15,118	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,088	31,850	116,139	(84,289)
EXPENSES															
Administrative Expenses															
Bank Charges	0	0	0	0	35	35	35	35	35	35	35	35	280	420	(140)
Copies	0	0	2,705	0	0	0	0	0	0	0	0	0	2,705	0	2,705
Dues/Licenses/Permits	0	0	0	0	8	8	8	8	8	8	8	2	58	90	(32)
Legal Expense	0	0	1,100	937	527	527	527	527	527	527	527	527	6,252	6,324	(71)
Legal Settlement	0	0	0	0	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,163	9,332	14,000	(4,668)
Management Fees	0	0	0	0	3,744	3,744	3,744	3,744	3,744	3,744	3,744	3,744	29,952	44,928	(14,976)
Offsite Storage	0	0	60	0	70	70	70	70	70	70	70	70	620	840	(220)
Other Professional Svcs	0	0	0	0	750	750	750	750	750	750	750	750	6,000	9,000	(3,000)
Postage/Delivery	0	0	1,019	0	833	833	833	833	833	833	833	837	7,687	10,000	(2,313)
Printing-Other	0	0	36	0	708	708	708	708	708	708	708	712	5,704	8,500	(2,796)
Printing-Past Due Stmt	0	0	0	0	417	417	417	417	417	417	417	413	3,332	5,000	(1,668)
Social Events	0	0	0	69	417	417	417	417	417	417	417	413	3,401	5,000	(1,599)
Yard of The Month	0	0	0	0	8	8	8	8	8	8	8	12	68	100	(32)
Website Maint	0	0	50	0	83	83	83	83	83	83	83	87	718	1,000	(282)
TOTAL Administrative Expense	0	0	4,969	1,006	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,765	76,109	105,202	(29,093)
Property Expenses															
Holiday Decorations	0	0	0	0	50	50	50	50	50	50	50	50	400	600	(200)
TOTAL Property Expenses	0	0	0	0	50	50	50	50	50	50	50	50	400	600	(200)
Tax/Ins/Interest Exp															
Ins-F&EC or Package	0	0	0	0	223	223	223	223	223	223	223	219	1,780	2,672	(892)
Taxes-Other	0	0	0	0	26	26	26	26	26	26	26	29	211	315	(104)
TOTAL Tax/Ins/Interest Exp	0	0	0	0	249	249	249	249	249	249	249	248	1,991	2,987	(996)
Utility Expenses															
Clean Comm Svc	0	0	0	0	563	563	563	563	563	563	563	557	4,498	6,750	(2,252)
Electric	0	0	0	43	33	33	33	33	33	33	33	37	311	400	(89)
Gas	0	0	0	0	17	17	17	17	17	17	17	13	132	200	(68)
TOTAL Utility Expenses	0	0	0	43	613	613	613	613	613	613	613	607	4,941	7,350	(2,409)
TOTAL EXPENSES	0	0	4,969	1,050	9,679	9,679	9,679	9,679	9,679	9,679	9,679	9,670	83,441	116,139	(32,697)

Smoky Hill HOA (CO-Centennial)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Operating														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
Excess Revenue / Expense	0	0	(4,969)	14,068	(7,587)	(7,587)	(7,587)	(7,587)	(7,587)	(7,587)	(7,587)	(7,582)	(51,592)	0	(51,592)