

# Smoky Hill HOA (CO-Centennial)

## Balance Sheet

Period 08/31/2023

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### Assets

#### Cash

Cking - Western Alliance	50,748.81	
Reserve MMA - Western Alliance	93,710.79	
Total Cash	<u>144,459.60</u>	
Total Assets		<u>144,459.60</u>

### Liabilities & Equity

#### Other Liabilities

Refundable Deposits	923.00	
Total Other Liabilities	<u>923.00</u>	

#### Prepaid Assessments

Prepaid Income	9,753.59	
Total Prepaid Assessments	<u>9,753.59</u>	

#### Fund Balance

Fund Change-RE Oper	(60,821.17)	
Fund Change-RE Reserve	133,520.05	
Tran Direct Fr Assn	(199.50)	
Tran To New Mgr	(10,000.00)	
Fund Change	71,283.63	
Total Fund Balance	<u>133,783.01</u>	
Total Liabilities & Equity		<u>144,459.60</u>

**Smoky Hill HOA (CO-Centennial)**  
**Income Statement with Budget Comparison**  
**Period 8/1/2023 To 8/31/2023 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	2,056.90	0.00	2,056.90	0.00%	118,507.40	91,038.50	27,468.90	-30.17%	91,038.50
Total Assessments	2,056.90	0.00	2,056.90	0.00%	118,507.40	91,038.50	27,468.90	-30.17%	91,038.50
<b>Other Income</b>									
Collection Fee	0.00	750.00	(750.00)	100.00%	0.00	6,000.00	(6,000.00)	100.00%	9,000.00
Expense Reimb	0.00	0.00	0.00	0.00%	(402.00)	0.00	(402.00)	0.00%	0.00
Initial Assessment	0.00	0.00	0.00	0.00%	(2.50)	0.00	(2.50)	0.00%	0.00
Interest Income	1.32	0.00	1.32	0.00%	10.37	0.00	10.37	0.00%	0.00
Late Fee	430.00	175.00	255.00	-145.71%	1,194.88	1,400.00	(205.12)	14.65%	2,100.00
Legal Expense Reimb	1,043.61	0.00	1,043.61	0.00%	9,433.91	0.00	9,433.91	0.00%	0.00
Litigation Proceeds	0.00	1,167.00	(1,167.00)	100.00%	0.00	9,336.00	(9,336.00)	100.00%	14,000.00
NSF Fees	25.00	0.00	25.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Social Activity Income	0.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	0.00%	0.00
Total Other Income	1,499.93	2,092.00	(592.07)	28.30%	11,284.66	16,736.00	(5,451.34)	32.57%	25,100.00
Total Income	3,556.83	2,092.00	1,464.83	-70.02%	129,792.06	107,774.50	22,017.56	-20.43%	116,138.50
<b>Expense</b>									
<b>Administration</b>									
Bad Debt/Foreclosure	0.00	0.00	0.00	0.00%	(5,976.00)	0.00	(5,976.00)	0.00%	0.00
Total Administration	0.00	0.00	0.00	0.00%	(5,976.00)	0.00	(5,976.00)	0.00%	0.00
<b>Administrative Expenses</b>									
Bank Charges	0.00	35.00	(35.00)	100.00%	125.00	280.00	(155.00)	55.36%	420.00
Copies	72.50	0.00	72.50	0.00%	6,436.65	0.00	6,436.65	0.00%	0.00
Dues/Licenses/Permits	0.00	8.00	(8.00)	100.00%	0.00	64.00	(64.00)	100.00%	90.00
Admin-AR Fees	789.00	0.00	789.00	0.00%	789.00	0.00	789.00	0.00%	0.00
Legal Expense	0.00	527.00	(527.00)	100.00%	5,161.82	4,216.00	945.82	-22.43%	6,323.50
Legal Settlement	0.00	1,167.00	(1,167.00)	100.00%	3,761.00	9,336.00	(5,575.00)	59.72%	14,000.00
Management Fees	3,744.00	3,744.00	0.00	0.00%	29,952.00	29,952.00	0.00	0.00%	44,928.00
Misc General Expense	0.00	0.00	0.00	0.00%	4,838.62	0.00	4,838.62	0.00%	0.00
Offsite Storage	0.00	70.00	(70.00)	100.00%	(573.25)	560.00	(1,133.25)	202.37%	840.00
Other Professional Svcs	0.00	750.00	(750.00)	100.00%	0.00	6,000.00	(6,000.00)	100.00%	9,000.00
Postage/Delivery	6.54	833.00	(826.46)	99.21%	2,673.25	6,664.00	(3,990.75)	59.89%	10,000.00
Printing-Other	0.00	708.00	(708.00)	100.00%	36.15	5,664.00	(5,627.85)	99.36%	8,500.00
Printing-Past Due Stmt	0.00	417.00	(417.00)	100.00%	0.00	3,336.00	(3,336.00)	100.00%	5,000.00
Social Events	714.78	417.00	297.78	-71.41%	4,175.21	3,336.00	839.21	-25.16%	5,000.00
Yard of The Month	0.00	8.00	(8.00)	100.00%	0.00	64.00	(64.00)	100.00%	100.00
Website Maint	0.00	83.00	(83.00)	100.00%	50.00	664.00	(614.00)	92.47%	1,000.00
Website Hosting	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Total Administrative Expenses	5,326.82	8,767.00	(3,440.18)	39.24%	57,475.45	70,136.00	(12,660.55)	18.05%	105,201.50
<b>Property Expenses</b>									
Holiday Decorations	0.00	50.00	(50.00)	100.00%	0.00	400.00	(400.00)	100.00%	600.00
Pool Mgmt-Lfgds/Monitor	280.00	0.00	280.00	0.00%	280.00	0.00	280.00	0.00%	0.00
Security/Safety/Monitoring	(195.00)	0.00	(195.00)	0.00%	0.00	0.00	0.00	0.00%	0.00
Total Property Expenses	85.00	50.00	35.00	-70.00%	280.00	400.00	(120.00)	30.00%	600.00
<b>Tax/Ins/Interest Exp</b>									
Ins-F&EC or Package	0.00	223.00	(223.00)	100.00%	3,120.99	1,784.00	1,336.99	-74.94%	2,672.00
Taxes-Other	0.00	26.00	(26.00)	100.00%	0.00	208.00	(208.00)	100.00%	315.00
Total Tax/Ins/Interest Exp	0.00	249.00	(249.00)	100.00%	3,120.99	1,992.00	1,128.99	-56.68%	2,987.00
<b>Utility Expenses</b>									
Clean Comm Svc	0.00	563.00	(563.00)	100.00%	0.00	4,504.00	(4,504.00)	100.00%	6,750.00
Internet	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Electric	44.53	33.00	11.53	-34.94%	316.77	264.00	52.77	-19.99%	400.00
Gas	0.00	17.00	(17.00)	100.00%	0.00	136.00	(136.00)	100.00%	200.00
Water	799.65	0.00	799.65	0.00%	3,287.00	0.00	3,287.00	0.00%	0.00
Total Utility Expenses	844.18	613.00	231.18	-37.71%	3,703.77	4,904.00	(1,200.23)	24.47%	7,350.00
Total Expense	6,256.00	9,679.00	(3,423.00)	35.37%	58,604.21	77,432.00	(18,827.79)	24.32%	116,138.50
Fund Change	(2,699.17)	(7,587.00)	4,887.83	64.42%	71,187.85	30,342.50	40,845.35	-134.61%	0.00

**Smoky Hill HOA (CO-Centennial)**  
**Income Statement with Budget Comparison**  
**Period 8/1/2023 To 8/31/2023 11:59:00 PM**

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Other Income</b>									
Interest Income	0.00	0.00	0.00	0.00%	95.78	0.00	95.78	0.00%	0.00
Total Other Income	0.00	0.00	0.00	0.00%	95.78	0.00	95.78	0.00%	0.00
Total Income	0.00	0.00	0.00	0.00%	95.78	0.00	95.78	0.00%	0.00
Fund Change	0.00	0.00	0.00	0.00%	95.78	0.00	95.78	0.00%	0.00

# Smoky Hill HOA (CO-Centennial)

## Income Statement

Period 8/1/2023 To 8/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	2,056.90	57.83%	118,507.40	91.31%
Total Assessments	2,056.90	57.83%	118,507.40	91.31%
<b>Other Income</b>				
Expense Reimb	0.00	0.00%	(402.00)	-0.31%
Initial Assessment	0.00	0.00%	(2.50)	0.00%
Interest Income	1.32	0.04%	10.37	0.01%
Late Fee	430.00	12.09%	1,194.88	0.92%
Legal Expense Reimb	1,043.61	29.34%	9,433.91	7.27%
NSF Fees	25.00	0.70%	50.00	0.04%
Social Activity Income	0.00	0.00%	1,000.00	0.77%
Total Other Income	1,499.93	42.17%	11,284.66	8.69%
Total Income	3,556.83	100.00%	129,792.06	100.00%
<b>Expense</b>				
<b>Administration</b>				
Bad Debt/Foreclosure	0.00	0.00%	(5,976.00)	-10.20%
Total Administration	0.00	0.00%	(5,976.00)	-10.20%
<b>Administrative Expenses</b>				
Bank Charges	0.00	0.00%	125.00	0.21%
Copies	72.50	1.16%	6,436.65	10.98%
Admin-AR Fees	789.00	12.61%	789.00	1.35%
Legal Expense	0.00	0.00%	5,161.82	8.81%
Legal Settlement	0.00	0.00%	3,761.00	6.42%
Management Fees	3,744.00	59.85%	29,952.00	51.11%
Misc General Expense	0.00	0.00%	4,838.62	8.26%
Offsite Storage	0.00	0.00%	(573.25)	-0.98%
Postage/Delivery	6.54	0.10%	2,673.25	4.56%
Printing-Other	0.00	0.00%	36.15	0.06%
Social Events	714.78	11.43%	4,175.21	7.12%
Website Maint	0.00	0.00%	50.00	0.09%
Website Hosting	0.00	0.00%	50.00	0.09%
Total Administrative Expenses	5,326.82	85.15%	57,475.45	98.07%
<b>Property Expenses</b>				
Pool Mgmt-Lfgds/Monitor	280.00	4.48%	280.00	0.48%
Security/Safety/Monitoring	(195.00)	-3.12%	0.00	0.00%
Total Property Expenses	85.00	1.36%	280.00	0.48%
<b>Tax/Ins/Interest Exp</b>				
Ins-F&EC or Package	0.00	0.00%	3,120.99	5.33%
Total Tax/Ins/Interest Exp	0.00	0.00%	3,120.99	5.33%
<b>Utility Expenses</b>				
Internet	0.00	0.00%	100.00	0.17%
Electric	44.53	0.71%	316.77	0.54%
Water	799.65	12.78%	3,287.00	5.61%
Total Utility Expenses	844.18	13.49%	3,703.77	6.32%
Total Expense	6,256.00	100.00%	58,604.21	100.00%
Fund Change	(2,699.17)		71,187.85	

# Smoky Hill HOA (CO-Centennial)

## Income Statement

Period 8/1/2023 To 8/31/2023 11:59:00 PM

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	Month to Date	%	Year to Date	%
<b>Reserve</b>				
<b><u>Income</u></b>				
<b>Other Income</b>				
Interest Income	0.00	0.00%	95.78	100.00%
Total Other Income	0.00	0.00%	95.78	100.00%
Total Income	0.00	0.00%	95.78	100.00%
Fund Change	0.00		95.78	