

**Smoky Hill Homeowners Association, Inc.**  
**Balance Sheet**  
**12/31/2019**

**Assets**

Checking/Savings

1001 - Cash Operating Alliance Association Bank	\$5,970.36
1011 - Cash Reserves Alliance Association Bank	\$104,196.54

<u>Checking/Savings Total</u>	\$110,166.90
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Accounts Receivable

1200 - Accounts Receivable	\$37,335.13
1299 - Allowance for Doubtful Accounts	(\$20,000.00)

<u>Accounts Receivable Total</u>	\$17,335.13
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Other Current Assets

1450 - Prepaid Insurance	\$610.99
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<u>Other Current Assets Total</u>	\$610.99
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*Assets Total*

\$128,113.02

**Liabilities and Equity**

Other Current Liabilities

2150 - Prepaid Assessments	\$3,210.17
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<u>Other Current Liabilities Total</u>	\$3,210.17
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Retained Earnings

\$121,142.68

Net Income

\$3,760.17

*Liabilities & Equity Total*

\$128,113.02

**Smoky Hill Homeowners Association, Inc.**

**Income Statement**

**12/1/2019 - 12/31/2019**

	12/1/2019 - 12/31/2019	Year To Date
<b>Income</b>		
<u>Income</u>		
4010 - Regular Assessments	\$0.00	\$84,878.00
4015 - Late Fees	\$850.00	\$6,840.00
4025 - Reimbursed Legal Fees	\$4,630.31	\$30,934.80
4090 - Interest Income	\$0.79	\$382.82
4095 - Miscellaneous Income	\$0.00	\$40.00
<u>Total Income</u>	\$5,481.10	\$123,075.62
<i>Total Income</i>	\$5,481.10	\$123,075.62
 <b>Expense</b>		
<u>Building Maintenance</u>		
6275 - Clubhouse Lighting	\$0.00	\$356.00
<u>Total Building Maintenance</u>	\$0.00	\$356.00
 <u>General and Administrative</u>		
6110 - Management Fees	\$3,000.00	\$38,642.86
6120 - Bank Service Charges	\$0.00	\$174.35
6125 - Merchant Services	\$0.00	\$1,623.89
6130 - Licenses, Permits, & Filing Fees	\$0.00	\$234.84
6140 - Postage and Supplies	\$430.09	\$9,395.91
6145 - Printing and Copying	\$347.85	\$6,616.10
6150 - Legal Fees General	\$870.00	\$10,151.52
6151 - Legal Fees - Covenant Enforcement & Collections	\$3,279.05	\$31,050.18
6160 - Internet Administration	\$50.00	\$1,091.59
6165 - Software Subscriptions	\$0.00	\$550.00
6170 - Records Storage	\$50.00	\$450.00
6180 - Social Events / Community Benefit	\$105.95	\$2,729.08
6185 - Dumpster Day	\$0.00	\$9,839.06
6190 - Neighborhood Awards	\$0.00	\$600.00
6198 - Bad Debt	\$0.00	\$1,486.68
<u>Total General and Administrative</u>	\$8,132.94	\$114,636.06
 <u>Grounds and Landscape</u>		
6320 - Landscape Other	\$18.00	\$1,758.00
<u>Total Grounds and Landscape</u>	\$18.00	\$1,758.00
 <u>Insurance and Taxes</u>		
6410 - Property Insurance	\$0.00	\$2,510.00
<u>Total Insurance and Taxes</u>	\$0.00	\$2,510.00
 <u>Utilities</u>		
6505 - Gas and Electric - Coyote Park	\$47.13	\$605.57
6520 - Trash Collection	\$0.00	\$0.00
<u>Total Utilities</u>	\$47.13	\$605.57
<i>Total Expense</i>	\$8,198.07	\$119,865.63

**Smoky Hill Homeowners Association, Inc.**  
**Income Statement**  
**12/1/2019 - 12/31/2019**

	12/1/2019 - 12/31/2019	Year To Date
Operating Net Income	(\$2,716.97)	\$3,209.99
<b>Reserve Income</b>		
<u>Reserve Income</u>		
7010 - Interest Income Reserves	\$40.91	\$550.18
<u>Total Reserve Income</u>	\$40.91	\$550.18
<i>Total Reserve Income</i>	\$40.91	\$550.18
<b>Reserve Expense</b>		
<i>Total Reserve Expense</i>	\$0.00	\$0.00
Reserve Net Income	\$40.91	\$550.18
Net Income	(\$2,676.06)	\$3,760.17

**Smoky Hill Homeowners Association, Inc.**  
**Budget Comparison Report**  
**12/1/2019 - 12/31/2019**

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Regular Assessments	\$0.00	\$0.00	\$0.00	\$84,878.00	\$84,878.00	\$0.00	\$84,878.00
4015 - Late Fees	\$850.00	\$170.00	\$680.00	\$6,840.00	\$2,040.00	\$4,800.00	\$2,040.00
4025 - Reimbursed Legal Fees	\$4,630.31	\$1,250.00	\$3,380.31	\$30,934.80	\$15,000.00	\$15,934.80	\$15,000.00
4090 - Interest Income	\$0.79	\$100.00	(\$99.21)	\$382.82	\$1,200.00	(\$817.18)	\$1,200.00
4095 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$40.00	\$40.00	\$0.00	\$40.00
<u>Total Income</u>	\$5,481.10	\$1,520.00	\$3,961.10	\$123,075.62	\$103,158.00	\$19,917.62	\$103,158.00
<b>Total Income</b>	\$5,481.10	\$1,520.00	\$3,961.10	\$123,075.62	\$103,158.00	\$19,917.62	\$103,158.00
<b>Expense</b>							
<u>Building Maintenance</u>							
6275 - Clubhouse Lighting	\$0.00	\$0.00	\$0.00	\$356.00	\$0.00	(\$356.00)	\$0.00
<u>Total Building Maintenance</u>	\$0.00	\$0.00	\$0.00	\$356.00	\$0.00	(\$356.00)	\$0.00
<u>General and Administrative</u>							
6110 - Management Fees	\$3,000.00	\$3,291.63	\$291.63	\$38,642.86	\$39,500.00	\$857.14	\$39,500.00
6120 - Bank Service Charges	\$0.00	\$25.00	\$25.00	\$174.35	\$300.00	\$125.65	\$300.00
6125 - Merchant Services	\$0.00	\$0.00	\$0.00	\$1,623.89	\$1,623.89	\$0.00	\$1,623.89
6130 - Licenses, Permits, & Filing Fees	\$0.00	\$0.00	\$0.00	\$234.84	\$90.00	(\$144.84)	\$90.00
6140 - Postage and Supplies	\$430.09	\$125.00	(\$305.09)	\$9,395.91	\$1,555.00	(\$7,840.91)	\$1,555.00
6145 - Printing and Copying	\$347.85	\$441.63	\$93.78	\$6,616.10	\$5,300.00	(\$1,316.10)	\$5,300.00
6150 - Legal Fees General	\$870.00	\$500.00	(\$370.00)	\$10,151.52	\$6,000.00	(\$4,151.52)	\$6,000.00
6151 - Legal Fees - Covenant Enforcement & Collections	\$3,279.05	\$1,666.63	(\$1,612.42)	\$31,050.18	\$20,000.00	(\$11,050.18)	\$20,000.00
6155 - Audit, Tax & Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
6160 - Internet Administration	\$50.00	\$95.87	\$45.87	\$1,091.59	\$1,150.00	\$58.41	\$1,150.00
6165 - Software Subscriptions	\$0.00	\$0.00	\$0.00	\$550.00	\$550.00	\$0.00	\$550.00
6170 - Records Storage	\$50.00	\$50.00	\$0.00	\$450.00	\$600.00	\$150.00	\$600.00
6180 - Social Events / Community Benefit	\$105.95	\$0.00	(\$105.95)	\$2,729.08	\$9,027.23	\$6,298.15	\$9,027.23
6185 - Dumpster Day	\$0.00	\$0.00	\$0.00	\$9,839.06	\$10,071.88	\$232.82	\$10,071.88
6190 - Neighborhood Awards	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00
6198 - Bad Debt	\$0.00	\$0.00	\$0.00	\$1,486.68	\$0.00	(\$1,486.68)	\$0.00
<u>Total General and Administrative</u>	\$8,132.94	\$6,195.76	(\$1,937.18)	\$114,636.06	\$98,368.00	(\$16,268.06)	\$98,368.00
<u>Grounds and Landscape</u>							
6320 - Landscape Other	\$18.00	\$0.00	(\$18.00)	\$1,758.00	\$1,740.00	(\$18.00)	\$1,740.00
<u>Total Grounds and Landscape</u>	\$18.00	\$0.00	(\$18.00)	\$1,758.00	\$1,740.00	(\$18.00)	\$1,740.00
<u>Insurance and Taxes</u>							
6410 - Property Insurance	\$0.00	\$0.00	\$0.00	\$2,510.00	\$2,510.00	\$0.00	\$2,510.00
<u>Total Insurance and Taxes</u>	\$0.00	\$0.00	\$0.00	\$2,510.00	\$2,510.00	\$0.00	\$2,510.00
<u>Utilities</u>							
6505 - Gas and Electric - Coyote Park	\$47.13	\$45.00	(\$2.13)	\$605.57	\$540.00	(\$65.57)	\$540.00
<u>Total Utilities</u>	\$47.13	\$45.00	(\$2.13)	\$605.57	\$540.00	(\$65.57)	\$540.00
<b>Total Expense</b>	\$8,198.07	\$6,240.76	(\$1,957.31)	\$119,865.63	\$103,158.00	(\$16,707.63)	\$103,158.00

**Smoky Hill Homeowners Association, Inc.**  
**Budget Comparison Report**  
**12/1/2019 - 12/31/2019**

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$2,716.97)	(\$4,720.76)	\$2,003.79	\$3,209.99	\$0.00	\$3,209.99	\$0.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
7010 - Interest Income Reserves	\$40.91	\$0.00	\$40.91	\$550.18	\$0.00	\$550.18	\$0.00
<u>Total Reserve Income</u>	\$40.91	\$0.00	\$40.91	\$550.18	\$0.00	\$550.18	\$0.00
<b>Total Reserve Income</b>	\$40.91	\$0.00	\$40.91	\$550.18	\$0.00	\$550.18	\$0.00
Reserve Net Income	\$40.91	\$0.00	\$40.91	\$550.18	\$0.00	\$550.18	\$0.00
Net Income	(\$2,676.06)	(\$4,720.76)	\$2,044.70	\$3,760.17	\$0.00	\$3,760.17	\$0.00