

**Smoky Hill HOA (CO-Centennial)**

**Balance Sheet**

Period 02/28/2023

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**Assets**

Cash

Cking - Western Alliance	266.00	
Total Cash	<u>266.00</u>	
Total Assets		<u><u>266.00</u></u>

**Liabilities & Equity**

Prepaid Assessments

Prepaid Income	266.00	
Total Prepaid Assessments	<u>266.00</u>	

Fund Balance

Fund Change		
Total Fund Balance		
Total Liabilities & Equity		<u><u>266.00</u></u>

# Smoky Hill HOA (CO-Centennial)

## Budget Comparison

Period 2/1/2023 To 2/28/2023 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	0.00	7,587.00	(7,587.00)	100.00%	0.00	15,174.00	(15,174.00)	100.00%	91,038.50
<b>Total Assessments</b>	<b>0.00</b>	<b>7,587.00</b>	<b>(7,587.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>15,174.00</b>	<b>(15,174.00)</b>	<b>100.00%</b>	<b>91,038.50</b>
<b>Other Income</b>									
Collection Fee	0.00	750.00	(750.00)	100.00%	0.00	1,500.00	(1,500.00)	100.00%	9,000.00
Late Fee	0.00	175.00	(175.00)	100.00%	0.00	350.00	(350.00)	100.00%	2,100.00
Litigation Proceeds	0.00	1,167.00	(1,167.00)	100.00%	0.00	2,334.00	(2,334.00)	100.00%	14,000.00
<b>Total Other Income</b>	<b>0.00</b>	<b>2,092.00</b>	<b>(2,092.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>4,184.00</b>	<b>(4,184.00)</b>	<b>100.00%</b>	<b>25,100.00</b>
<b>Total Income</b>	<b>0.00</b>	<b>9,679.00</b>	<b>(9,679.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>19,358.00</b>	<b>(19,358.00)</b>	<b>100.00%</b>	<b>116,138.50</b>
<b>Expense</b>									
<b>Administrative Expenses</b>									
Bank Charges	0.00	35.00	(35.00)	100.00%	0.00	70.00	(70.00)	100.00%	420.00
Dues/Licenses/Permits	0.00	8.00	(8.00)	100.00%	0.00	16.00	(16.00)	100.00%	90.00
Legal Expense	0.00	527.00	(527.00)	100.00%	0.00	1,054.00	(1,054.00)	100.00%	6,323.50
Legal Settlement	0.00	1,167.00	(1,167.00)	100.00%	0.00	2,334.00	(2,334.00)	100.00%	14,000.00
Management Fees	0.00	3,744.00	(3,744.00)	100.00%	0.00	7,488.00	(7,488.00)	100.00%	44,928.00
Offsite Storage	0.00	70.00	(70.00)	100.00%	0.00	140.00	(140.00)	100.00%	840.00
Other Professional Svcs	0.00	750.00	(750.00)	100.00%	0.00	1,500.00	(1,500.00)	100.00%	9,000.00
Postage/Delivery	0.00	833.00	(833.00)	100.00%	0.00	1,666.00	(1,666.00)	100.00%	10,000.00
Printing-Other	0.00	708.00	(708.00)	100.00%	0.00	1,416.00	(1,416.00)	100.00%	8,500.00
Printing-Past Due Stmt	0.00	417.00	(417.00)	100.00%	0.00	834.00	(834.00)	100.00%	5,000.00
Social Events	0.00	417.00	(417.00)	100.00%	0.00	834.00	(834.00)	100.00%	5,000.00
Yard of The Month	0.00	8.00	(8.00)	100.00%	0.00	16.00	(16.00)	100.00%	100.00
Website Maint	0.00	83.00	(83.00)	100.00%	0.00	166.00	(166.00)	100.00%	1,000.00
<b>Total Administrative Expenses</b>	<b>0.00</b>	<b>8,767.00</b>	<b>(8,767.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>17,534.00</b>	<b>(17,534.00)</b>	<b>100.00%</b>	<b>105,201.50</b>
<b>Property Expenses</b>									
Holiday Decorations	0.00	50.00	(50.00)	100.00%	0.00	100.00	(100.00)	100.00%	600.00
<b>Total Property Expenses</b>	<b>0.00</b>	<b>50.00</b>	<b>(50.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>100.00%</b>	<b>600.00</b>
<b>Tax/Ins/Interest Exp</b>									
Ins-F&EC or Package	0.00	223.00	(223.00)	100.00%	0.00	446.00	(446.00)	100.00%	2,672.00
Taxes-Other	0.00	26.00	(26.00)	100.00%	0.00	52.00	(52.00)	100.00%	315.00
<b>Total Tax/Ins/Interest Exp</b>	<b>0.00</b>	<b>249.00</b>	<b>(249.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>498.00</b>	<b>(498.00)</b>	<b>100.00%</b>	<b>2,987.00</b>
<b>Utility Expenses</b>									
Clean Comm Svc	0.00	563.00	(563.00)	100.00%	0.00	1,126.00	(1,126.00)	100.00%	6,750.00
Electric	0.00	33.00	(33.00)	100.00%	0.00	66.00	(66.00)	100.00%	400.00
Gas	0.00	17.00	(17.00)	100.00%	0.00	34.00	(34.00)	100.00%	200.00
<b>Total Utility Expenses</b>	<b>0.00</b>	<b>613.00</b>	<b>(613.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>1,226.00</b>	<b>(1,226.00)</b>	<b>100.00%</b>	<b>7,350.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>9,679.00</b>	<b>(9,679.00)</b>	<b>100.00%</b>	<b>0.00</b>	<b>19,358.00</b>	<b>(19,358.00)</b>	<b>100.00%</b>	<b>116,138.50</b>
<b>Fund Change</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>

**Smoky Hill HOA (CO-Centennial)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 2/1/2023 To 2/28/2023 11:59:00 PM**

	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
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	0	0	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	75,865	91,039	(15,174)
<b>TOTAL Assessments</b>	<b>0</b>	<b>0</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>7,587</b>	<b>75,865</b>	<b>91,039</b>	<b>(15,174)</b>
<b>Other Income</b>															
Collection Fee	0	0	750	750	750	750	750	750	750	750	750	750	7,500	9,000	(1,500)
Late Fee	0	0	175	175	175	175	175	175	175	175	175	175	1,750	2,100	(350)
Litigation Proceeds	0	0	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,163	11,666	14,000	(2,334)
<b>TOTAL Other Income</b>	<b>0</b>	<b>0</b>	<b>2,092</b>	<b>2,092</b>	<b>2,092</b>	<b>2,092</b>	<b>2,092</b>	<b>2,092</b>	<b>2,092</b>	<b>2,092</b>	<b>2,092</b>	<b>2,088</b>	<b>20,916</b>	<b>25,100</b>	<b>(4,184)</b>
<b>TOTAL INCOME</b>	<b>0</b>	<b>0</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,670</b>	<b>96,781</b>	<b>116,139</b>	<b>(19,358)</b>
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Bank Charges	0	0	35	35	35	35	35	35	35	35	35	35	350	420	(70)
Dues/Licenses/Permits	0	0	8	8	8	8	8	8	8	8	8	2	74	90	(16)
Legal Expense	0	0	527	527	527	527	527	527	527	527	527	527	5,270	6,324	(1,054)
Legal Settlement	0	0	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,163	11,666	14,000	(2,334)
Management Fees	0	0	3,744	3,744	3,744	3,744	3,744	3,744	3,744	3,744	3,744	3,744	37,440	44,928	(7,488)
Offsite Storage	0	0	70	70	70	70	70	70	70	70	70	70	700	840	(140)
Other Professional Svcs	0	0	750	750	750	750	750	750	750	750	750	750	7,500	9,000	(1,500)
Postage/Delivery	0	0	833	833	833	833	833	833	833	833	833	837	8,334	10,000	(1,666)
Printing-Other	0	0	708	708	708	708	708	708	708	708	708	712	7,084	8,500	(1,416)
Printing-Past Due Stmt	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000	(834)
Social Events	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000	(834)
Yard of The Month	0	0	8	8	8	8	8	8	8	8	8	12	84	100	(16)
Website Maint	0	0	83	83	83	83	83	83	83	83	83	87	834	1,000	(166)
<b>TOTAL Administrative Expense</b>	<b>0</b>	<b>0</b>	<b>8,767</b>	<b>8,767</b>	<b>8,767</b>	<b>8,767</b>	<b>8,767</b>	<b>8,767</b>	<b>8,767</b>	<b>8,767</b>	<b>8,767</b>	<b>8,765</b>	<b>87,668</b>	<b>105,202</b>	<b>(17,534)</b>
<b>Property Expenses</b>															
Holiday Decorations	0	0	50	50	50	50	50	50	50	50	50	50	500	600	(100)
<b>TOTAL Property Expenses</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>500</b>	<b>600</b>	<b>(100)</b>
<b>Tax/Ins/Interest Exp</b>															
Ins-F&EC or Package	0	0	223	223	223	223	223	223	223	223	223	219	2,226	2,672	(446)
Taxes-Other	0	0	26	26	26	26	26	26	26	26	26	29	263	315	(52)
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>0</b>	<b>0</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>248</b>	<b>2,489</b>	<b>2,987</b>	<b>(498)</b>
<b>Utility Expenses</b>															
Clean Comm Svc	0	0	563	563	563	563	563	563	563	563	563	557	5,624	6,750	(1,126)
Electric	0	0	33	33	33	33	33	33	33	33	33	37	334	400	(66)
Gas	0	0	17	17	17	17	17	17	17	17	17	13	166	200	(34)
<b>TOTAL Utility Expenses</b>	<b>0</b>	<b>0</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>607</b>	<b>6,124</b>	<b>7,350</b>	<b>(1,226)</b>
<b>TOTAL EXPENSES</b>	<b>0</b>	<b>0</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,679</b>	<b>9,670</b>	<b>96,781</b>	<b>116,139</b>	<b>(19,358)</b>
Excess Revenue / Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0