

# Smoky Hill HOA (CO-Centennial)

## Balance Sheet

Period 06/30/2023

---

### Assets

#### Cash

Cking - Western Alliance	59,857.40	
Reserve MMA - Western Alliance	93,698.85	
Total Cash	<u>153,556.25</u>	
Total Assets		<u>153,556.25</u>

### Liabilities & Equity

#### Other Liabilities

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

#### Prepaid Assessments

Prepaid Income	9,872.70	
Total Prepaid Assessments	<u>9,872.70</u>	

#### Fund Balance

Fund Change-RE Oper	(60,821.17)	
Fund Change-RE Reserve	133,520.05	
Tran Direct Fr Assn	(199.50)	
Fund Change	70,261.17	
Total Fund Balance	<u>142,760.55</u>	
Total Liabilities & Equity		<u>153,556.25</u>

# Smoky Hill HOA (CO-Centennial)

## Income Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	3,575.00	49.93%	111,792.00	93.24%
Total Assessments	3,575.00	49.93%	111,792.00	93.24%
<b>Other Income</b>				
Expense Reimb	0.00	0.00%	(402.00)	-0.34%
Initial Assessment	0.00	0.00%	(2.50)	0.00%
Interest Income	12.84	0.18%	19.23	0.02%
Late Fee	60.93	0.85%	110.93	0.09%
Legal Expense Reimb	3,510.68	49.04%	7,358.80	6.14%
NSF Fees	0.00	0.00%	25.00	0.02%
Social Activity Income	0.00	0.00%	1,000.00	0.83%
Total Other Income	3,584.45	50.07%	8,109.46	6.76%
Total Income	7,159.45	100.00%	119,901.46	100.00%
<b>Expense</b>				
<b>Administration</b>				
Bad Debt/Foreclosure	0.00	0.00%	(5,976.00)	-12.02%
Total Administration	0.00	0.00%	(5,976.00)	-12.02%
<b>Administrative Expenses</b>				
Bank Charges	0.00	0.00%	125.00	0.25%
Copies	980.60	6.88%	8,450.25	17.00%
Legal Expense	135.60	0.95%	5,161.82	10.38%
Legal Settlement	1,816.00	12.75%	3,761.00	7.57%
Management Fees	3,744.00	26.28%	22,464.00	45.19%
Miscl General Expense	4,838.62	33.96%	4,838.62	9.73%
Offsite Storage	0.00	0.00%	(573.25)	-1.15%
Postage/Delivery	319.29	2.24%	3,133.15	6.30%
Printing-Other	0.00	0.00%	36.15	0.07%
Social Events	1,514.24	10.63%	3,099.54	6.23%
Website Maint	0.00	0.00%	50.00	0.10%
Website Hosting	0.00	0.00%	50.00	0.10%
Total Administrative Expenses	13,348.35	93.69%	50,596.28	101.78%
<b>Tax/Ins/Interest Exp</b>				
Ins-F&EC or Package	0.00	0.00%	3,120.99	6.28%
Total Tax/Ins/Interest Exp	0.00	0.00%	3,120.99	6.28%
<b>Utility Expenses</b>				
Internet	0.00	0.00%	100.00	0.20%
Electric	45.38	0.32%	224.41	0.45%
Water	854.05	5.99%	1,646.90	3.31%
Total Utility Expenses	899.43	6.31%	1,971.31	3.97%
Total Expense	14,247.78	100.00%	49,712.58	100.00%
Fund Change	(7,088.33)		70,188.88	

# Smoky Hill HOA (CO-Centennial)

## Income Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

---

	Month to Date	%	Year to Date	%
<b>Reserve</b>				
<b><u>Income</u></b>				
<b>Other Income</b>				
Interest Income	0.00	0.00%	72.29	100.00%
Total Other Income	0.00	0.00%	72.29	100.00%
Total Income	0.00	0.00%	72.29	100.00%
Fund Change	0.00		72.29	

# Smoky Hill HOA (CO-Centennial)

## Budget Comparison

Period 6/1/2023 To 6/30/2023 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	3,575.00	0.00	3,575.00	0.00%	111,792.00	91,038.50	20,753.50	-22.80%	91,038.50
<b>Total Assessments</b>	<b>3,575.00</b>	<b>0.00</b>	<b>3,575.00</b>	<b>0.00%</b>	<b>111,792.00</b>	<b>91,038.50</b>	<b>20,753.50</b>	<b>-22.80%</b>	<b>91,038.50</b>
<b>Other Income</b>									
Collection Fee	0.00	750.00	(750.00)	100.00%	0.00	4,500.00	(4,500.00)	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	12.84	0.00	12.84	0.00%	19.23	0.00	19.23	0.00%	0.00
Late Fee	60.93	175.00	(114.07)	65.18%	110.93	1,050.00	(939.07)	89.44%	2,100.00
Legal Expense Reimb	3,510.68	0.00	3,510.68	0.00%	7,358.80	0.00	7,358.80	0.00%	0.00
Litigation Proceeds	0.00	1,167.00	(1,167.00)	100.00%	0.00	7,002.00	(7,002.00)	100.00%	14,000.00
NSF Fees	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	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
<b>Total Other Income</b>	<b>3,584.45</b>	<b>2,092.00</b>	<b>1,492.45</b>	<b>-71.34%</b>	<b>8,109.46</b>	<b>12,552.00</b>	<b>(4,442.54)</b>	<b>35.39%</b>	<b>25,100.00</b>
<b>Total Income</b>	<b>7,159.45</b>	<b>2,092.00</b>	<b>5,067.45</b>	<b>-242.23%</b>	<b>119,901.46</b>	<b>103,590.50</b>	<b>16,310.96</b>	<b>-15.75%</b>	<b>116,138.50</b>
<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
<b>Total Administration</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>(5,976.00)</b>	<b>0.00</b>	<b>(5,976.00)</b>	<b>0.00%</b>	<b>0.00</b>
<b>Administrative Expenses</b>									
Bank Charges	0.00	35.00	(35.00)	100.00%	125.00	210.00	(85.00)	40.48%	420.00
Copies	980.60	0.00	980.60	0.00%	8,450.25	0.00	8,450.25	0.00%	0.00
Dues/Licenses/Permits	0.00	8.00	(8.00)	100.00%	0.00	48.00	(48.00)	100.00%	90.00
Legal Expense	135.60	527.00	(391.40)	74.27%	5,161.82	3,162.00	1,999.82	-63.25%	6,323.50
Legal Settlement	1,816.00	1,167.00	649.00	-55.61%	3,761.00	7,002.00	(3,241.00)	46.29%	14,000.00
Management Fees	3,744.00	3,744.00	0.00	0.00%	22,464.00	22,464.00	0.00	0.00%	44,928.00
Misc General Expense	4,838.62	0.00	4,838.62	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)	420.00	(993.25)	236.49%	840.00
Other Professional Svcs	0.00	750.00	(750.00)	100.00%	0.00	4,500.00	(4,500.00)	100.00%	9,000.00
Postage/Delivery	319.29	833.00	(513.71)	61.67%	3,133.15	4,998.00	(1,864.85)	37.31%	10,000.00
Printing-Other	0.00	708.00	(708.00)	100.00%	36.15	4,248.00	(4,211.85)	99.15%	8,500.00
Printing-Past Due Strmts	0.00	417.00	(417.00)	100.00%	0.00	2,502.00	(2,502.00)	100.00%	5,000.00
Social Events	1,514.24	417.00	1,097.24	-263.13%	3,099.54	2,502.00	597.54	-23.88%	5,000.00
Yard of The Month	0.00	8.00	(8.00)	100.00%	0.00	48.00	(48.00)	100.00%	100.00
Website Maint	0.00	83.00	(83.00)	100.00%	50.00	498.00	(448.00)	89.96%	1,000.00
Website Hosting	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
<b>Total Administrative Expenses</b>	<b>13,348.35</b>	<b>8,767.00</b>	<b>4,581.35</b>	<b>-52.26%</b>	<b>50,596.28</b>	<b>52,602.00</b>	<b>(2,005.72)</b>	<b>3.81%</b>	<b>105,201.50</b>
<b>Property Expenses</b>									
Holiday Decorations	0.00	50.00	(50.00)	100.00%	0.00	300.00	(300.00)	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>300.00</b>	<b>(300.00)</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%	3,120.99	1,338.00	1,782.99	-133.26%	2,672.00
Taxes-Other	0.00	26.00	(26.00)	100.00%	0.00	156.00	(156.00)	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>3,120.99</b>	<b>1,494.00</b>	<b>1,626.99</b>	<b>-108.90%</b>	<b>2,987.00</b>
<b>Utility Expenses</b>									
Clean Comm Svc	0.00	563.00	(563.00)	100.00%	0.00	3,378.00	(3,378.00)	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	45.38	33.00	12.38	-37.52%	224.41	198.00	26.41	-13.34%	400.00
Gas	0.00	17.00	(17.00)	100.00%	0.00	102.00	(102.00)	100.00%	200.00
Water	854.05	0.00	854.05	0.00%	1,646.90	0.00	1,646.90	0.00%	0.00
<b>Total Utility Expenses</b>	<b>899.43</b>	<b>613.00</b>	<b>286.43</b>	<b>-46.73%</b>	<b>1,971.31</b>	<b>3,678.00</b>	<b>(1,706.69)</b>	<b>46.40%</b>	<b>7,350.00</b>
<b>Total Expense</b>	<b>14,247.78</b>	<b>9,679.00</b>	<b>4,568.78</b>	<b>-47.20%</b>	<b>49,712.58</b>	<b>58,074.00</b>	<b>(8,361.42)</b>	<b>14.40%</b>	<b>116,138.50</b>
<b>Fund Change</b>	<b>(7,088.33)</b>	<b>(7,587.00)</b>	<b>498.67</b>	<b>6.57%</b>	<b>70,188.88</b>	<b>45,516.50</b>	<b>24,672.38</b>	<b>-54.21%</b>	<b>0.00</b>

**Smoky Hill HOA (CO-Centennial)**  
**Budget Comparison**  
**Period 6/1/2023 To 6/30/2023 11:59:00 PM**

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b><u>Income</u></b>									
<b>Other Income</b>									
Interest Income	0.00	0.00	0.00	0.00%	72.29	0.00	72.29	0.00%	0.00
Total Other Income	0.00	0.00	0.00	0.00%	72.29	0.00	72.29	0.00%	0.00
Total Income	0.00	0.00	0.00	0.00%	72.29	0.00	72.29	0.00%	0.00
Fund Change	0.00	0.00	0.00	0.00%	72.29	0.00	72.29	0.00%	0.00

**Smoky Hill HOA (CO-Centennial)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 6/1/2023 To 6/30/2023 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>Operating</b>															
<b>Assessments</b>															
Assessments	0	90,972	0	12,821	4,424	3,575	0	0	0	0	0	0	111,792	91,039	20,754
TOTAL Assessments	0	90,972	0	12,821	4,424	3,575	0	0	0	0	0	0	111,792	91,039	20,754
<b>Other Income</b>															
Collection Fee	0	0	0	0	0	0	750	750	750	750	750	750	4,500	9,000	(4,500)
Expense Reimb	0	(402)	0	0	0	0	0	0	0	0	0	0	(402)	0	(402)
Initial Assessment	0	0	0	0	(3)	0	0	0	0	0	0	0	(3)	0	(3)
Interest Income	0	2	2	1	1	13	0	0	0	0	0	0	19	0	19
Late Fee	0	0	0	50	0	61	175	175	175	175	175	175	1,161	2,100	(939)
Legal Expense Reimb	0	1,142	0	2,222	485	3,511	0	0	0	0	0	0	7,359	0	7,359
Litigation Proceeds	0	0	0	0	0	0	1,167	1,167	1,167	1,167	1,167	1,163	6,998	14,000	(7,002)
NSF Fees	0	0	0	25	0	0	0	0	0	0	0	0	25	0	25
Social Activity Income	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000	0	1,000
TOTAL Other Income	0	742	2	2,298	1,484	3,584	2,092	2,092	2,092	2,092	2,092	2,088	20,657	25,100	(4,443)
TOTAL INCOME	0	91,714	2	15,119	5,908	7,159	2,092	2,092	2,092	2,092	2,092	2,088	132,449	116,139	16,311
<b>EXPENSES</b>															
<b>Administration</b>															
Bad Debt/Foreclosure	0	(5,976)	0	0	0	0	0	0	0	0	0	0	(5,976)	0	(5,976)
TOTAL Administration	0	(5,976)	0	0	0	0	0	0	0	0	0	0	(5,976)	0	(5,976)
<b>Administrative Expenses</b>															
Bank Charges	0	50	25	25	25	0	35	35	35	35	35	35	335	420	(85)
Copies	0	428	3,113	0	3,928	981	0	0	0	0	0	0	8,450	0	8,450
Dues/Licenses/Permits	0	0	0	0	0	0	8	8	8	8	8	2	42	90	(48)
Legal Expense	0	(402)	1,747	937	2,745	136	527	527	527	527	527	527	8,323	6,324	2,000
Legal Settlement	0	1,945	0	0	0	1,816	1,167	1,167	1,167	1,167	1,167	1,163	10,759	14,000	(3,241)
Management Fees	0	7,488	3,744	3,744	3,744	3,744	3,744	3,744	3,744	3,744	3,744	3,744	44,928	44,928	0
Misc General Expense	0	0	0	0	0	4,839	0	0	0	0	0	0	4,839	0	4,839
Offsite Storage	0	(693)	120	0	0	0	70	70	70	70	70	70	(153)	840	(993)
Other Professional Svcs	0	0	0	0	0	0	750	750	750	750	750	750	4,500	9,000	(4,500)
Postage/Delivery	0	339	1,314	0	1,161	319	833	833	833	833	833	837	8,135	10,000	(1,865)
Printing-Other	0	0	36	0	0	0	708	708	708	708	708	712	4,288	8,500	(4,212)
Printing-Past Due Stmt	0	0	0	0	0	0	417	417	417	417	417	413	2,498	5,000	(2,502)
Social Events	0	1,237	0	69	279	1,514	417	417	417	417	417	413	5,598	5,000	598
Yard of The Month	0	0	0	0	0	0	8	8	8	8	8	12	52	100	(48)
Website Maint	0	0	50	0	0	0	83	83	83	83	83	87	552	1,000	(448)
Website Hosting	0	0	0	0	0	0	0	0	0	0	0	0	50	0	50
TOTAL Administrative Expense	0	10,392	10,198	4,775	11,882	13,348	8,767	8,767	8,767	8,767	8,767	8,765	103,196	105,202	(2,006)
<b>Property Expenses</b>															
Holiday Decorations	0	0	0	0	0	0	50	50	50	50	50	50	300	600	(300)
TOTAL Property Expenses	0	0	0	0	0	0	50	50	50	50	50	50	300	600	(300)
<b>Tax/Ins/Interest Exp</b>															

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

**12 Month Income Statement with Annual Variance Estimate**

**Period 6/1/2023 To 6/30/2023 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>Operating</b>															
Ins-F&EC or Package	0	611	2,510	0	0	0	0	223	223	223	223	219	4,455	2,672	1,783
Taxes-Other	0	0	0	0	0	0	0	26	26	26	26	29	159	315	(156)
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>0</b>	<b>611</b>	<b>2,510</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>249</b>	<b>248</b>	<b>4,614</b>	<b>2,987</b>	<b>1,627</b>
<b>Utility Expenses</b>															
Clean Comm Svc	0	0	0	0	0	0	563	563	563	563	563	557	3,372	6,750	(3,378)
Internet	0	100	0	0	0	0	0	0	0	0	0	0	100	0	100
Electric	0	46	41	43	49	45	33	33	33	33	33	37	426	400	26
Gas	0	0	0	0	0	0	17	17	17	17	17	13	98	200	(102)
Water	0	0	0	0	793	854	0	0	0	0	0	0	1,647	0	1,647
<b>TOTAL Utility Expenses</b>	<b>0</b>	<b>146</b>	<b>41</b>	<b>43</b>	<b>842</b>	<b>899</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>607</b>	<b>5,643</b>	<b>7,350</b>	<b>(1,707)</b>
<b>TOTAL EXPENSES</b>	<b>0</b>	<b>5,173</b>	<b>12,749</b>	<b>4,819</b>	<b>12,724</b>	<b>14,248</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>107,777</b>	<b>116,139</b>	<b>(8,361)</b>
<b>Excess Revenue / Expense</b>	<b>0</b>	<b>86,541</b>	<b>(12,748)</b>	<b>10,300</b>	<b>(6,816)</b>	<b>(7,088)</b>	<b>(7,587)</b>	<b>(7,587)</b>	<b>(7,587)</b>	<b>(7,587)</b>	<b>(7,587)</b>	<b>(7,582)</b>	<b>24,672</b>	<b>0</b>	<b>24,672</b>

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

**12 Month Income Statement with Annual Variance Estimate**

**Period 6/1/2023 To 6/30/2023 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>Other Income</b>															
Interest Income	0	35	14	12	12	0	0	0	0	0	0	0	72	0	72
TOTAL Other Income	0	35	14	12	12	0	0	0	0	0	0	0	72	0	72
TOTAL INCOME	0	35	14	12	12	0	0	0	0	0	0	0	72	0	72
Excess Revenue / Expense	0	35	14	12	12	0	0	0	0	0	0	0	72	0	72