



Financial Report Package

August 2025

Prepared for

Smoky Hill Homeowners Association, Inc

By

KC & Associates LLC

	Operating	Reserve	Total
Assets			
Cash			
AAB - Operating - 5244	\$43,985.32	\$0.00	\$43,985.32
Total: Cash	\$43,985.32	\$0.00	\$43,985.32
Reserve			
AAB - Reserve - 8745	\$0.00	\$53,471.56	\$53,471.56
AAB - Reserve CD - 2.47% 09/11/25 - 4934	\$0.00	\$50,206.61	\$50,206.61
Total: Reserve	\$0.00	\$103,678.17	\$103,678.17
Accounts Receivable			
Members Receivable	\$39,832.01	\$0.00	\$39,832.01
Total: Accounts Receivable	\$39,832.01	\$0.00	\$39,832.01
Other Assets			
Prepaid Insurance	\$1,411.84	\$0.00	\$1,411.84
Total: Other Assets	\$1,411.84	\$0.00	\$1,411.84
Total: Assets	\$85,229.17	\$103,678.17	\$188,907.34
Liabilities & Equity			
Current Liabilities			
Dues Paid in Advance	\$16,140.41	\$0.00	\$16,140.41
Refundable Deposits	\$923.00	\$0.00	\$923.00
Total: Current Liabilities	\$17,063.41	\$0.00	\$17,063.41
Equity			
Retained Earnings	\$44,575.87	\$0.00	\$44,575.87
Retained Earnings - Reserves	\$0.00	\$100,404.18	\$100,404.18
Total: Equity	\$44,575.87	\$100,404.18	\$144,980.05
Net Income Gain/Loss	\$0.00	\$3,273.99	\$3,273.99
Net Income Gain/Loss	\$23,589.89	\$0.00	\$23,589.89
Total: Liabilities & Equity	\$85,229.17	\$103,678.17	\$188,907.34

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4000-00 Member Fees	\$-	\$-	\$-	\$90,972.00	\$90,972.00	\$-	\$90,972.00
Total Income	\$-	\$-	\$-	\$90,972.00	\$90,972.00	\$0.00	\$90,972.00
Other Revenue							
4100-00 Late Fees Income	(10.00)	175.00	(185.00)	2,800.00	1,400.00	1,400.00	2,100.00
4110-00 Late Interest Income	(0.44)	62.50	(62.94)	121.86	500.00	(378.14)	750.00
4150-00 Legal Income	-	750.00	(750.00)	957.32	6,000.00	(5,042.68)	9,000.00
4200-00 Special Charges Income	-	-	-	350.00	-	350.00	-
4205-00 Collection Income	-	-	-	(225.44)	-	(225.44)	-
4206-00 Processing Fee Income	(20.00)	833.33	(853.33)	5,814.26	6,666.64	(852.38)	10,000.00
4208-00 Social Activity Income	-	41.67	(41.67)	-	333.36	(333.36)	500.00
4400-00 Operating Interest	1.06	1.25	(0.19)	13.17	10.00	3.17	15.00
Total Other Revenue	(\$29.38)	\$1,863.75	(\$1,893.13)	\$9,831.17	\$14,910.00	(\$5,078.83)	\$22,365.00
Total OPERATING INCOME	(\$29.38)	\$1,863.75	(\$1,893.13)	\$100,803.17	\$105,882.00	(\$5,078.83)	\$113,337.00
OPERATING EXPENSE							
Administrative							
6040-00 Management Fees	3,780.00	3,780.00	-	30,240.00	30,240.00	-	45,360.00
6050-00 Late Letters / Collection Processing	-	833.33	833.33	6,245.00	6,666.64	421.64	10,000.00
6060-00 Legal Collections	-	833.33	833.33	1,220.82	6,666.64	5,445.82	10,000.00
6065-00 Legal Other	-	541.67	541.67	19,401.49	4,333.36	(15,068.13)	6,500.00
6070-00 Bad Debt	-	-	-	152.20	-	(152.20)	-
6080-00 Audit Fee/ Tax Prep	-	-	-	340.00	630.00	290.00	630.00
6135-00 Insurance	282.36	222.67	(59.69)	1,694.16	1,781.36	87.20	2,672.00
6140-00 Office Supplies/ Copies	-	583.33	583.33	1,007.02	4,666.64	3,659.62	7,000.00
6142-00 Postage	-	583.33	583.33	2,787.26	4,666.64	1,879.38	7,000.00
6150-00 Website	-	-	-	-	-	-	310.00
6160-00 Other Administrative	50.00	791.67	741.67	5,343.95	6,333.36	989.41	9,500.00
6220-00 Social Activities	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
Total Administrative	\$4,112.36	\$8,419.33	\$4,306.97	\$68,431.90	\$67,984.64	(\$447.26)	\$101,972.00
Landscaping							
6481-00 Yard of the Month	-	50.00	50.00	-	400.00	400.00	600.00
Total Landscaping	\$-	\$50.00	\$50.00	\$-	\$400.00	\$400.00	\$600.00
Utilities							
6705-00 Trash Other	-	-	-	6,160.00	6,750.00	590.00	6,750.00
6710-00 Common Gas/ Electricity	-	50.00	50.00	344.74	400.00	55.26	600.00
Total Utilities	\$-	\$50.00	\$50.00	\$6,504.74	\$7,150.00	\$645.26	\$7,350.00
Transfers to Reserve							
8050-00 Transfer to Reserves	284.58	284.58	-	2,276.64	2,276.64	-	3,415.00
Total Transfers to Reserve	\$284.58	\$284.58	\$-	\$2,276.64	\$2,276.64	\$0.00	\$3,415.00
Total OPERATING EXPENSE	\$4,396.94	\$8,803.91	\$4,406.97	\$77,213.28	\$77,811.28	\$598.00	\$113,337.00
Net Income:	(\$4,426.32)	(\$6,940.16)	\$2,513.84	\$23,589.89	\$28,070.72	(\$4,480.83)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
9010-00 Reserve Income	\$284.58	\$284.58	\$-	\$2,276.64	\$2,276.64	\$-	\$3,415.00
9020-00 Interest	116.42	166.67	(50.25)	997.35	1,333.36	(336.01)	2,000.00
Total Reserve Income	\$401.00	\$451.25	(\$50.25)	\$3,273.99	\$3,610.00	(\$336.01)	\$5,415.00
Total RESERVE INCOME	\$401.00	\$451.25	(\$50.25)	\$3,273.99	\$3,610.00	(\$336.01)	\$5,415.00
Net Reserve:	\$401.00	\$451.25	(\$50.25)	\$3,273.99	\$3,610.00	(\$336.01)	\$5,415.00