



# **Financial Report Package**

**November 2024**

**Prepared for**

**Smoky Hill Homeowners Association, Inc**

**By**

**KC & Associates LLC**

	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
AAB - Operating - 5244	\$31,106.46	\$0.00	\$31,106.46
<b>Total: Cash</b>	<b>\$31,106.46</b>	<b>\$0.00</b>	<b>\$31,106.46</b>
<b>Reserve</b>			
AAB - Reserve - 8745	\$0.00	\$49,952.94	\$49,952.94
AAB - Reserve CD - 4.25% 5/8/25	\$0.00	\$25,000.00	\$25,000.00
AAB - Reserve CD - 2.5% 2/8/25	\$0.00	\$25,000.00	\$25,000.00
<b>Total: Reserve</b>	<b>\$0.00</b>	<b>\$99,952.94</b>	<b>\$99,952.94</b>
<b>Accounts Receivable</b>			
Members Receivable	\$32,751.40	\$0.00	\$32,751.40
<b>Total: Accounts Receivable</b>	<b>\$32,751.40</b>	<b>\$0.00</b>	<b>\$32,751.40</b>
<b>Total: Assets</b>	<b>\$63,857.86</b>	<b>\$99,952.94</b>	<b>\$163,810.80</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Dues Paid in Advance	\$14,010.95	\$0.00	\$14,010.95
Tree Loan	(\$2,000.00)	\$0.00	(\$2,000.00)
Refundable Deposits	\$923.00	\$0.00	\$923.00
<b>Total: Current Liabilities</b>	<b>\$12,933.95</b>	<b>\$0.00</b>	<b>\$12,933.95</b>
<b>Equity</b>			
Retained Earnings	\$45,117.56	\$0.00	\$45,117.56
Retained Earnings - Reserves	\$0.00	\$93,976.81	\$93,976.81
<b>Total: Equity</b>	<b>\$45,117.56</b>	<b>\$93,976.81</b>	<b>\$139,094.37</b>
Net Income Gain/Loss	\$0.00	\$5,976.13	\$5,976.13
Net Income Gain/Loss	\$5,806.35	\$0.00	\$5,806.35
<b>Total: Liabilities &amp; Equity</b>	<b>\$63,857.86</b>	<b>\$99,952.94</b>	<b>\$163,810.80</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>Income</b>							
4000-00 Member Fees	\$-	\$-	\$-	\$90,972.00	\$91,038.50	(\$66.50)	\$91,038.50
4070-00 Transfer Fee Income	-	-	-	79.00	-	79.00	-
<b>Total Income</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$91,051.00</b>	<b>\$91,038.50</b>	<b>\$12.50</b>	<b>\$91,038.50</b>
<b>Other Revenue</b>							
4100-00 Late Fees Income	-	175.00	(175.00)	5,410.00	1,925.00	3,485.00	2,100.00
4110-00 Late Interest Income	-	-	-	232.95	-	232.95	-
4150-00 Legal Income	-	750.00	(750.00)	5,075.30	8,250.00	(3,174.70)	9,000.00
4155-00 Litigation Proceeds	-	833.33	(833.33)	-	9,166.63	(9,166.63)	10,000.00
4200-00 Special Charges Income	-	-	-	310.00	-	310.00	-
4205-00 Collection Income	-	-	-	(1,565.62)	-	(1,565.62)	-
4206-00 Processing Fee Income	-	-	-	13,675.00	-	13,675.00	-
4208-00 Social Activity Income	-	-	-	1,126.00	-	1,126.00	-
4400-00 Operating Interest	0.75	1.25	(0.50)	17.61	13.75	3.86	15.00
4550-00 Insurance Claims Income	-	-	-	300.00	-	300.00	-
<b>Total Other Revenue</b>	<b>\$0.75</b>	<b>\$1,759.58</b>	<b>(\$1,758.83)</b>	<b>\$24,581.24</b>	<b>\$19,355.38</b>	<b>\$5,225.86</b>	<b>\$21,115.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.75</b>	<b>\$1,759.58</b>	<b>(\$1,758.83)</b>	<b>\$115,632.24</b>	<b>\$110,393.88</b>	<b>\$5,238.36</b>	<b>\$112,153.50</b>
<b>OPERATING EXPENSE</b>							
<b>Administrative</b>							
6040-00 Management Fees	3,780.00	3,780.00	-	45,360.00	41,580.00	(3,780.00)	45,360.00
6050-00 Late Letters / Collection Processing	-	1,041.67	1,041.67	15,717.24	11,458.37	(4,258.87)	12,500.00
6060-00 Legal Collections	-	833.33	833.33	4,338.80	9,166.63	4,827.83	10,000.00
6065-00 Legal Other	-	541.67	541.67	19,329.92	5,958.37	(13,371.55)	6,500.00
6070-00 Bad Debt	-	-	-	206.00	-	(206.00)	-
6080-00 Audit Fee/ Tax Prep	-	52.50	52.50	7,530.00	577.50	(6,952.50)	630.00
6135-00 Insurance	-	222.67	222.67	2,604.00	2,449.37	(154.63)	2,672.00
6140-00 Office Supplies/ Copies	-	833.33	833.33	1,730.08	9,166.63	7,436.55	10,000.00
6142-00 Postage	-	604.17	604.17	1,189.97	6,645.87	5,455.90	7,250.00
6150-00 Website	-	20.83	20.83	105.68	229.13	123.45	250.00
6160-00 Other Administrative	-	791.67	791.67	2,011.41	8,708.37	6,696.96	9,500.00
6220-00 Social Activities	-	-	-	3,960.30	4,100.00	139.70	5,000.00
<b>Total Administrative</b>	<b>\$3,780.00</b>	<b>\$8,721.84</b>	<b>\$4,941.84</b>	<b>\$104,083.40</b>	<b>\$100,040.24</b>	<b>(\$4,043.16)</b>	<b>\$109,662.00</b>
<b>Landscaping</b>							
6481-00 Yard of the Month	-	50.00	50.00	-	550.00	550.00	600.00
<b>Total Landscaping</b>	<b>\$-</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$-</b>	<b>\$550.00</b>	<b>\$550.00</b>	<b>\$600.00</b>
<b>Utilities</b>							
6705-00 Trash Other	-	562.50	562.50	1,050.00	6,187.50	5,137.50	6,750.00
6710-00 Common Gas/ Electricity	-	50.00	50.00	1,323.74	550.00	(773.74)	600.00
<b>Total Utilities</b>	<b>\$-</b>	<b>\$612.50</b>	<b>\$612.50</b>	<b>\$2,373.74</b>	<b>\$6,737.50</b>	<b>\$4,363.76</b>	<b>\$7,350.00</b>
<b>Transfers to Reserve</b>							
8050-00 Transfer to Reserves	306.25	306.25	-	3,368.75	3,368.75	-	3,675.00
<b>Total Transfers to Reserve</b>	<b>\$306.25</b>	<b>\$306.25</b>	<b>\$-</b>	<b>\$3,368.75</b>	<b>\$3,368.75</b>	<b>\$0.00</b>	<b>\$3,675.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$4,086.25</b>	<b>\$9,690.59</b>	<b>\$5,604.34</b>	<b>\$109,825.89</b>	<b>\$110,696.49</b>	<b>\$870.60</b>	<b>\$121,287.00</b>
<b>Net Income:</b>	<b>(\$4,085.50)</b>	<b>(\$7,931.01)</b>	<b>\$3,845.51</b>	<b>\$5,806.35</b>	<b>(\$302.61)</b>	<b>\$6,108.96</b>	<b>(\$9,133.50)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>RESERVE INCOME</b>							
<b>Reserve Income</b>							
9010-00 Reserve Income	\$306.25	\$306.25	\$-	\$3,368.75	\$3,368.75	\$-	\$3,675.00
9020-00 Interest	99.46	166.67	(67.21)	2,607.38	1,833.37	774.01	2,000.00
<b>Total Reserve Income</b>	<b>\$405.71</b>	<b>\$472.92</b>	<b>(\$67.21)</b>	<b>\$5,976.13</b>	<b>\$5,202.12</b>	<b>\$774.01</b>	<b>\$5,675.00</b>
<b>Total RESERVE INCOME</b>	<b>\$405.71</b>	<b>\$472.92</b>	<b>(\$67.21)</b>	<b>\$5,976.13</b>	<b>\$5,202.12</b>	<b>\$774.01</b>	<b>\$5,675.00</b>
<b>Net Reserve:</b>	<b>\$405.71</b>	<b>\$472.92</b>	<b>(\$67.21)</b>	<b>\$5,976.13</b>	<b>\$5,202.12</b>	<b>\$774.01</b>	<b>\$5,675.00</b>