



# **Financial Report Package**

**May 2025**

**Prepared for**

**Smoky Hill Homeowners Association, Inc**

**By**

**KC & Associates LLC**

	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
AAB - Operating - 5244	\$75,395.53	\$0.00	\$75,395.53
<b>Total: Cash</b>	<b>\$75,395.53</b>	<b>\$0.00</b>	<b>\$75,395.53</b>
<b>Reserve</b>			
AAB - Reserve - 8745	\$0.00	\$102,580.98	\$102,580.98
<b>Total: Reserve</b>	<b>\$0.00</b>	<b>\$102,580.98</b>	<b>\$102,580.98</b>
<b>Accounts Receivable</b>			
Members Receivable	\$41,305.49	\$0.00	\$41,305.49
<b>Total: Accounts Receivable</b>	<b>\$41,305.49</b>	<b>\$0.00</b>	<b>\$41,305.49</b>
<b>Other Assets</b>			
Prepaid Insurance	\$2,258.92	\$0.00	\$2,258.92
<b>Total: Other Assets</b>	<b>\$2,258.92</b>	<b>\$0.00</b>	<b>\$2,258.92</b>
<b>Total: Assets</b>	<b>\$118,959.94</b>	<b>\$102,580.98</b>	<b>\$221,540.92</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Dues Paid in Advance	\$14,652.22	\$0.00	\$14,652.22
Tree Loan	(\$2,000.00)	\$0.00	(\$2,000.00)
Refundable Deposits	\$923.00	\$0.00	\$923.00
<b>Total: Current Liabilities</b>	<b>\$13,575.22</b>	<b>\$0.00</b>	<b>\$13,575.22</b>
<b>Equity</b>			
Retained Earnings	\$44,575.87	\$0.00	\$44,575.87
Retained Earnings - Reserves	\$0.00	\$100,404.18	\$100,404.18
<b>Total: Equity</b>	<b>\$44,575.87</b>	<b>\$100,404.18</b>	<b>\$144,980.05</b>
Net Income Gain/Loss	\$0.00	\$2,176.80	\$2,176.80
Net Income Gain/Loss	\$60,808.85	\$0.00	\$60,808.85
<b>Total: Liabilities &amp; Equity</b>	<b>\$118,959.94</b>	<b>\$102,580.98</b>	<b>\$221,540.92</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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	-	175.00	(175.00)	2,830.00	875.00	1,955.00	2,100.00
4110-00 Late Interest Income	-	62.50	(62.50)	123.18	312.50	(189.32)	750.00
4150-00 Legal Income	-	750.00	(750.00)	957.32	3,750.00	(2,792.68)	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	-	833.33	(833.33)	5,874.56	4,166.65	1,707.91	10,000.00
4208-00 Social Activity Income	-	41.67	(41.67)	-	208.35	(208.35)	500.00
4400-00 Operating Interest	2.06	1.25	0.81	9.01	6.25	2.76	15.00
Total Other Revenue	\$2.06	\$1,863.75	(\$1,861.69)	\$9,918.63	\$9,318.75	\$599.88	\$22,365.00
Total OPERATING INCOME	\$2.06	\$1,863.75	(\$1,861.69)	\$100,890.63	\$100,290.75	\$599.88	\$113,337.00
OPERATING EXPENSE							
Administrative							
6040-00 Management Fees	3,780.00	3,780.00	-	18,900.00	18,900.00	-	45,360.00
6050-00 Late Letters / Collection Processing	-	833.33	833.33	20.00	4,166.65	4,146.65	10,000.00
6060-00 Legal Collections	-	833.33	833.33	1,166.82	4,166.65	2,999.83	10,000.00
6065-00 Legal Other	5,034.55	541.67	(4,492.88)	5,281.55	2,708.35	(2,573.20)	6,500.00
6070-00 Bad Debt	-	-	-	152.50	-	(152.50)	-
6080-00 Audit Fee/ Tax Prep	-	-	-	340.00	630.00	290.00	630.00
6135-00 Insurance	282.36	222.67	(59.69)	847.08	1,113.35	266.27	2,672.00
6140-00 Office Supplies/ Copies	193.16	583.33	390.17	360.64	2,916.65	2,556.01	7,000.00
6142-00 Postage	2,497.36	583.33	(1,914.03)	2,518.49	2,916.65	398.16	7,000.00
6150-00 Website	-	-	-	-	-	-	310.00
6160-00 Other Administrative	2,166.83	791.67	(1,375.16)	2,731.58	3,958.35	1,226.77	9,500.00
6220-00 Social Activities	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
Total Administrative	\$13,954.26	\$8,419.33	(\$5,534.93)	\$32,318.66	\$42,726.65	\$10,407.99	\$101,972.00
Landscaping							
6481-00 Yard of the Month	-	50.00	50.00	-	250.00	250.00	600.00
Total Landscaping	\$-	\$50.00	\$50.00	\$-	\$250.00	\$250.00	\$600.00
Utilities							
6705-00 Trash Other	6,160.00	6,750.00	590.00	6,160.00	6,750.00	590.00	6,750.00
6710-00 Common Gas/ Electricity	-	50.00	50.00	180.22	250.00	69.78	600.00
Total Utilities	\$6,160.00	\$6,800.00	\$640.00	\$6,340.22	\$7,000.00	\$659.78	\$7,350.00
Transfers to Reserve							
8050-00 Transfer to Reserves	284.58	284.58	-	1,422.90	1,422.90	-	3,415.00
Total Transfers to Reserve	\$284.58	\$284.58	\$-	\$1,422.90	\$1,422.90	\$0.00	\$3,415.00
Total OPERATING EXPENSE	\$20,398.84	\$15,553.91	(\$4,844.93)	\$40,081.78	\$51,399.55	\$11,317.77	\$113,337.00
Net Income:	(\$20,396.78)	(\$13,690.16)	(\$6,706.62)	\$60,808.85	\$48,891.20	\$11,917.65	\$0.00

# Income Statement - Reserve

Smoky Hill Homeowners Association, Inc

05/01/2025 to 05/31/2025

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	\$-	\$1,422.90	\$1,422.90	\$-	\$3,415.00
9020-00 Interest	157.77	166.67	(8.90)	753.90	833.35	(79.45)	2,000.00
Total Reserve Income	\$442.35	\$451.25	(\$8.90)	\$2,176.80	\$2,256.25	(\$79.45)	\$5,415.00
Total RESERVE INCOME	\$442.35	\$451.25	(\$8.90)	\$2,176.80	\$2,256.25	(\$79.45)	\$5,415.00
Net Reserve:	\$442.35	\$451.25	(\$8.90)	\$2,176.80	\$2,256.25	(\$79.45)	\$5,415.00