



# **Financial Report Package**

**April 2024**

**Prepared for**

**Smoky Hill Homeowners Association, Inc**

**By**

**KC & Associates LLC**

UNAUDITED REPORT PREPARED BY KC & ASSOCIATES LLC  
CONFIDENTIAL

	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
AAB - Operating - 5244	\$102,463.79	\$0.00	\$102,463.79
<b>Total: Cash</b>	<b>\$102,463.79</b>	<b>\$0.00</b>	<b>\$102,463.79</b>
<b>Reserve</b>			
AAB - Reserve - 8745	\$0.00	\$20,140.41	\$20,140.41
AAB - Reserve CD - 4.17% 5/15/24	\$0.00	\$25,436.33	\$25,436.33
AAB - Reserve CD - 4.41% 8/15/24	\$0.00	\$25,461.84	\$25,461.84
AAB - Reserve CD - 4.89% 9/16/24	\$0.00	\$25,200.81	\$25,200.81
<b>Total: Reserve</b>	<b>\$0.00</b>	<b>\$96,239.39</b>	<b>\$96,239.39</b>
<b>Accounts Receivable</b>			
Members Receivable	\$48,357.51	\$0.00	\$48,357.51
<b>Total: Accounts Receivable</b>	<b>\$48,357.51</b>	<b>\$0.00</b>	<b>\$48,357.51</b>
<b>Total: Assets</b>	<b>\$150,821.30</b>	<b>\$96,239.39</b>	<b>\$247,060.69</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$3,780.00	\$0.00	\$3,780.00
Dues Paid in Advance	\$10,411.31	\$0.00	\$10,411.31
Refundable Deposits	\$923.00	\$0.00	\$923.00
<b>Total: Current Liabilities</b>	<b>\$15,114.31</b>	<b>\$0.00</b>	<b>\$15,114.31</b>
<b>Equity</b>			
Retained Earnings	\$45,079.94	\$0.00	\$45,079.94
Retained Earnings - Reserves	\$0.00	\$93,976.81	\$93,976.81
<b>Total: Equity</b>	<b>\$45,079.94</b>	<b>\$93,976.81</b>	<b>\$139,056.75</b>
Net Income Gain/Loss	\$0.00	\$2,262.58	\$2,262.58
Net Income Gain/Loss	\$90,627.05	\$0.00	\$90,627.05
<b>Total: Liabilities &amp; Equity</b>	<b>\$150,821.30</b>	<b>\$96,239.39</b>	<b>\$247,060.69</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Member Fees	\$-	\$-	\$-	\$91,038.50	\$91,038.50	\$-	\$91,038.50
4070-00 Transfer Fee Income	-	-	-	79.00	-	79.00	-
Total Income	\$-	\$-	\$-	\$91,117.50	\$91,038.50	\$79.00	\$91,038.50
Other Revenue							
4100-00 Late Fees Income	1,960.00	175.00	1,785.00	5,850.00	700.00	5,150.00	2,100.00
4110-00 Late Interest Income	86.35	-	86.35	253.07	-	253.07	-
4150-00 Legal Income	-	750.00	(750.00)	3,569.62	3,000.00	569.62	9,000.00
4155-00 Litigation Proceeds	-	833.33	(833.33)	-	3,333.32	(3,333.32)	10,000.00
4200-00 Special Charges Income	190.00	-	190.00	290.00	-	290.00	-
4205-00 Collection Income	(520.00)	-	(520.00)	(1,885.00)	-	(1,885.00)	-
4206-00 Processing Fee Income	5,415.00	-	5,415.00	14,595.00	-	14,595.00	-
4208-00 Social Activity Income	-	-	-	123.00	-	123.00	-
4400-00 Operating Interest	2.05	1.25	0.80	7.17	5.00	2.17	15.00
Total Other Revenue	\$7,133.40	\$1,759.58	\$5,373.82	\$22,802.86	\$7,038.32	\$15,764.54	\$21,115.00
Total OPERATING INCOME	\$7,133.40	\$1,759.58	\$5,373.82	\$113,920.36	\$98,076.82	\$15,843.54	\$112,153.50
OPERATING EXPENSE							
Administrative							
6040-00 Management Fees	3,780.00	3,780.00	-	15,120.00	15,120.00	-	45,360.00
6050-00 Late Letters / Collection Processing	-	1,041.67	1,041.67	-	4,166.68	4,166.68	12,500.00
6060-00 Legal Collections	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
6065-00 Legal Other	-	541.67	541.67	-	2,166.68	2,166.68	6,500.00
6070-00 Bad Debt	1.00	-	(1.00)	205.50	-	(205.50)	-
6080-00 Audit Fee/ Tax Prep	-	52.50	52.50	-	210.00	210.00	630.00
6135-00 Insurance	-	222.67	222.67	2,604.00	890.68	(1,713.32)	2,672.00
6140-00 Office Supplies/ Copies	-	833.33	833.33	929.75	3,333.32	2,403.57	10,000.00
6142-00 Postage	-	604.17	604.17	1,014.93	2,416.68	1,401.75	7,250.00
6150-00 Website	-	20.83	20.83	-	83.32	83.32	250.00
6160-00 Other Administrative	50.00	791.67	741.67	406.71	3,166.68	2,759.97	9,500.00
6220-00 Social Activities	-	-	-	1,787.42	700.00	(1,087.42)	5,000.00
Total Administrative	\$3,831.00	\$8,721.84	\$4,890.84	\$22,068.31	\$35,587.36	\$13,519.05	\$109,662.00
Landscaping							
6481-00 Yard of the Month	-	50.00	50.00	-	200.00	200.00	600.00
Total Landscaping	\$-	\$50.00	\$50.00	\$-	\$200.00	\$200.00	\$600.00
Utilities							
6705-00 Trash Other	-	562.50	562.50	-	2,250.00	2,250.00	6,750.00
6710-00 Common Gas/ Electricity	-	50.00	50.00	-	200.00	200.00	600.00
Total Utilities	\$-	\$612.50	\$612.50	\$-	\$2,450.00	\$2,450.00	\$7,350.00
Transfers to Reserve							
8050-00 Transfer to Reserves	306.25	306.25	-	1,225.00	1,225.00	-	3,675.00
Total Transfers to Reserve	\$306.25	\$306.25	\$-	\$1,225.00	\$1,225.00	\$0.00	\$3,675.00
Total OPERATING EXPENSE	\$4,137.25	\$9,690.59	\$5,553.34	\$23,293.31	\$39,462.36	\$16,169.05	\$121,287.00
Net Income:	\$2,996.15	(\$7,931.01)	\$10,927.16	\$90,627.05	\$58,614.46	\$32,012.59	(\$9,133.50)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
9010-00 Reserve Income	\$306.25	\$306.25	\$-	\$1,225.00	\$1,225.00	\$-	\$3,675.00
9020-00 Interest	290.72	166.67	124.05	1,037.58	666.68	370.90	2,000.00
Total Reserve Income	\$596.97	\$472.92	\$124.05	\$2,262.58	\$1,891.68	\$370.90	\$5,675.00
Total RESERVE INCOME	\$596.97	\$472.92	\$124.05	\$2,262.58	\$1,891.68	\$370.90	\$5,675.00
Net Reserve:	\$596.97	\$472.92	\$124.05	\$2,262.58	\$1,891.68	\$370.90	\$5,675.00