



Financial Report Package

April 2025

Prepared for

Smoky Hill Homeowners Association, Inc

By

KC & Associates LLC

	Operating	Reserve	Total
Assets			
Cash			
AAB - Operating - 5244	\$94,770.60	\$0.00	\$94,770.60
Total: Cash	\$94,770.60	\$0.00	\$94,770.60
Reserve			
AAB - Reserve - 8745	\$0.00	\$51,447.86	\$51,447.86
AAB - Reserve CD - 4.17% 5/8/25	\$0.00	\$25,434.27	\$25,434.27
AAB - Reserve CD - 2.47% 5/8/25	\$0.00	\$25,256.50	\$25,256.50
Total: Reserve	\$0.00	\$102,138.63	\$102,138.63
Accounts Receivable			
Members Receivable	\$41,854.75	\$0.00	\$41,854.75
Total: Accounts Receivable	\$41,854.75	\$0.00	\$41,854.75
Other Assets			
Prepaid Insurance	\$2,541.28	\$0.00	\$2,541.28
Total: Other Assets	\$2,541.28	\$0.00	\$2,541.28
Total: Assets	\$139,166.63	\$102,138.63	\$241,305.26
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$56.47	\$0.00	\$56.47
Dues Paid in Advance	\$14,405.66	\$0.00	\$14,405.66
Tree Loan	(\$2,000.00)	\$0.00	(\$2,000.00)
Refundable Deposits	\$923.00	\$0.00	\$923.00
Total: Current Liabilities	\$13,385.13	\$0.00	\$13,385.13
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	\$1,734.45	\$1,734.45
Net Income Gain/Loss	\$81,205.63	\$0.00	\$81,205.63
Total: Liabilities & Equity	\$139,166.63	\$102,138.63	\$241,305.26

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)	2,830.00	700.00	2,130.00	2,100.00
4110-00 Late Interest Income	(0.44)	62.50	(62.94)	123.18	250.00	(126.82)	750.00
4150-00 Legal Income	-	750.00	(750.00)	957.32	3,000.00	(2,042.68)	9,000.00
4200-00 Special Charges Income	60.00	-	60.00	350.00	-	350.00	-
4205-00 Collection Income	-	-	-	(225.44)	-	(225.44)	-
4206-00 Processing Fee Income	(20.00)	833.33	(853.33)	5,874.56	3,333.32	2,541.24	10,000.00
4208-00 Social Activity Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
4400-00 Operating Interest	2.06	1.25	0.81	6.95	5.00	1.95	15.00
Total Other Revenue	\$31.62	\$1,863.75	(\$1,832.13)	\$9,916.57	\$7,455.00	\$2,461.57	\$22,365.00
Total OPERATING INCOME	\$31.62	\$1,863.75	(\$1,832.13)	\$100,888.57	\$98,427.00	\$2,461.57	\$113,337.00
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	-	833.33	833.33	20.00	3,333.32	3,313.32	10,000.00
6060-00 Legal Collections	-	833.33	833.33	1,166.82	3,333.32	2,166.50	10,000.00
6065-00 Legal Other	(5.00)	541.67	546.67	247.00	2,166.68	1,919.68	6,500.00
6070-00 Bad Debt	0.30	-	(0.30)	152.50	-	(152.50)	-
6080-00 Audit Fee/ Tax Prep	-	630.00	630.00	340.00	630.00	290.00	630.00
6135-00 Insurance	564.72	222.67	(342.05)	564.72	890.68	325.96	2,672.00
6140-00 Office Supplies/ Copies	-	583.33	583.33	167.48	2,333.32	2,165.84	7,000.00
6142-00 Postage	-	583.33	583.33	21.13	2,333.32	2,312.19	7,000.00
6150-00 Website	-	-	-	-	-	-	310.00
6160-00 Other Administrative	-	791.67	791.67	564.75	3,166.68	2,601.93	9,500.00
6220-00 Social Activities	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
Total Administrative	\$4,340.02	\$9,049.33	\$4,709.31	\$18,364.40	\$34,307.32	\$15,942.92	\$101,972.00
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	-	-	-	-	-	-	6,750.00
6710-00 Common Gas/ Electricity	56.47	50.00	(6.47)	180.22	200.00	19.78	600.00
Total Utilities	\$56.47	\$50.00	(\$6.47)	\$180.22	\$200.00	\$19.78	\$7,350.00
Transfers to Reserve							
8050-00 Transfer to Reserves	284.58	284.58	-	1,138.32	1,138.32	-	3,415.00
Total Transfers to Reserve	\$284.58	\$284.58	\$-	\$1,138.32	\$1,138.32	\$0.00	\$3,415.00
Total OPERATING EXPENSE	\$4,681.07	\$9,433.91	\$4,752.84	\$19,682.94	\$35,845.64	\$16,162.70	\$113,337.00
Net Income:	(\$4,649.45)	(\$7,570.16)	\$2,920.71	\$81,205.63	\$62,581.36	\$18,624.27	\$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	\$-	\$1,138.32	\$1,138.32	\$-	\$3,415.00
9020-00 Interest	153.18	166.67	(13.49)	596.13	666.68	(70.55)	2,000.00
Total Reserve Income	\$437.76	\$451.25	(\$13.49)	\$1,734.45	\$1,805.00	(\$70.55)	\$5,415.00
Total RESERVE INCOME	\$437.76	\$451.25	(\$13.49)	\$1,734.45	\$1,805.00	(\$70.55)	\$5,415.00
Net Reserve:	\$437.76	\$451.25	(\$13.49)	\$1,734.45	\$1,805.00	(\$70.55)	\$5,415.00