



Financial Report Package

June 2025

Prepared for

Smoky Hill Homeowners Association, Inc

By

KC & Associates LLC

	Operating	Reserve	Total
Assets			
Cash			
AAB - Operating - 5244	\$74,206.35	\$0.00	\$74,206.35
Total: Cash	\$74,206.35	\$0.00	\$74,206.35
Reserve			
AAB - Reserve - 8745	\$0.00	\$52,879.81	\$52,879.81
AAB - Reserve CD - 2.47% 09/11/25 - 4934	\$0.00	\$50,000.00	\$50,000.00
Total: Reserve	\$0.00	\$102,879.81	\$102,879.81
Accounts Receivable			
Members Receivable	\$41,640.97	\$0.00	\$41,640.97
Total: Accounts Receivable	\$41,640.97	\$0.00	\$41,640.97
Other Assets			
Prepaid Insurance	\$1,976.56	\$0.00	\$1,976.56
Total: Other Assets	\$1,976.56	\$0.00	\$1,976.56
Total: Assets	\$117,823.88	\$102,879.81	\$220,703.69
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$1,328.76	\$0.00	\$1,328.76
Dues Paid in Advance	\$15,891.91	\$0.00	\$15,891.91
Refundable Deposits	\$923.00	\$0.00	\$923.00
Total: Current Liabilities	\$18,143.67	\$0.00	\$18,143.67
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	\$2,475.63	\$2,475.63
Net Income Gain/Loss	\$55,104.34	\$0.00	\$55,104.34
Total: Liabilities & Equity	\$117,823.88	\$102,879.81	\$220,703.69

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	(10.00)	175.00	(185.00)	2,820.00	1,050.00	1,770.00	2,100.00
4110-00 Late Interest Income	(0.44)	62.50	(62.94)	122.74	375.00	(252.26)	750.00
4150-00 Legal Income	-	750.00	(750.00)	957.32	4,500.00	(3,542.68)	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)	5,854.56	4,999.98	854.58	10,000.00
4208-00 Social Activity Income	-	41.67	(41.67)	-	250.02	(250.02)	500.00
4400-00 Operating Interest	1.63	1.25	0.38	10.64	7.50	3.14	15.00
Total Other Revenue	(\$28.81)	\$1,863.75	(\$1,892.56)	\$9,889.82	\$11,182.50	(\$1,292.68)	\$22,365.00
Total OPERATING INCOME	(\$28.81)	\$1,863.75	(\$1,892.56)	\$100,861.82	\$102,154.50	(\$1,292.68)	\$113,337.00
OPERATING EXPENSE							
Administrative							
6040-00 Management Fees	3,780.00	3,780.00	-	22,680.00	22,680.00	-	45,360.00
6050-00 Late Letters / Collection Processing	-	833.33	833.33	20.00	4,999.98	4,979.98	10,000.00
6060-00 Legal Collections	-	833.33	833.33	1,166.82	4,999.98	3,833.16	10,000.00
6065-00 Legal Other	697.94	541.67	(156.27)	5,979.49	3,250.02	(2,729.47)	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)	1,129.44	1,336.02	206.58	2,672.00
6140-00 Office Supplies/ Copies	323.44	583.33	259.89	684.08	3,499.98	2,815.90	7,000.00
6142-00 Postage	89.03	583.33	494.30	2,607.52	3,499.98	892.46	7,000.00
6150-00 Website	-	-	-	-	-	-	310.00
6160-00 Other Administrative	168.25	791.67	623.42	2,899.83	4,750.02	1,850.19	9,500.00
6220-00 Social Activities	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
Total Administrative	\$5,341.02	\$8,419.33	\$3,078.31	\$37,659.68	\$51,145.98	\$13,486.30	\$101,972.00
Landscaping							
6481-00 Yard of the Month	-	50.00	50.00	-	300.00	300.00	600.00
Total Landscaping	\$-	\$50.00	\$50.00	\$-	\$300.00	\$300.00	\$600.00
Utilities							
6705-00 Trash Other	-	-	-	6,160.00	6,750.00	590.00	6,750.00
6710-00 Common Gas/ Electricity	50.10	50.00	(0.10)	230.32	300.00	69.68	600.00
Total Utilities	\$50.10	\$50.00	(\$0.10)	\$6,390.32	\$7,050.00	\$659.68	\$7,350.00
Transfers to Reserve							
8050-00 Transfer to Reserves	284.58	284.58	-	1,707.48	1,707.48	-	3,415.00
Total Transfers to Reserve	\$284.58	\$284.58	\$-	\$1,707.48	\$1,707.48	\$0.00	\$3,415.00
Total OPERATING EXPENSE	\$5,675.70	\$8,803.91	\$3,128.21	\$45,757.48	\$60,203.46	\$14,445.98	\$113,337.00
Net Income:	(\$5,704.51)	(\$6,940.16)	\$1,235.65	\$55,104.34	\$41,951.04	\$13,153.30	\$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	\$-	\$1,707.48	\$1,707.48	\$-	\$3,415.00
9020-00 Interest	14.25	166.67	(152.42)	768.15	1,000.02	(231.87)	2,000.00
Total Reserve Income	\$298.83	\$451.25	(\$152.42)	\$2,475.63	\$2,707.50	(\$231.87)	\$5,415.00
Total RESERVE INCOME	\$298.83	\$451.25	(\$152.42)	\$2,475.63	\$2,707.50	(\$231.87)	\$5,415.00
Net Reserve:	\$298.83	\$451.25	(\$152.42)	\$2,475.63	\$2,707.50	(\$231.87)	\$5,415.00