



Financial Report Package

January 2025

Prepared for

Smoky Hill Homeowners Association, Inc

By

KC & Associates LLC

	Operating	Reserve	Total
Assets			
Cash			
AAB - Operating - 5244	\$71,912.95	\$0.00	\$71,912.95
Total: Cash	\$71,912.95	\$0.00	\$71,912.95
Reserve			
AAB - Reserve - 8745	\$0.00	\$50,563.04	\$50,563.04
AAB - Reserve CD - 4.25% 5/8/25	\$0.00	\$25,174.53	\$25,174.53
AAB - Reserve CD - 2.5% 2/8/25	\$0.00	\$25,103.31	\$25,103.31
Total: Reserve	\$0.00	\$100,840.88	\$100,840.88
Accounts Receivable			
Members Receivable	\$73,334.78	\$0.00	\$73,334.78
Total: Accounts Receivable	\$73,334.78	\$0.00	\$73,334.78
Total: Assets	\$145,247.73	\$100,840.88	\$246,088.61
Liabilities & Equity			
Current Liabilities			
Dues Paid in Advance	\$14,924.15	\$0.00	\$14,924.15
Tree Loan	(\$2,000.00)	\$0.00	(\$2,000.00)
Refundable Deposits	\$923.00	\$0.00	\$923.00
Total: Current Liabilities	\$13,847.15	\$0.00	\$13,847.15
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	\$436.70	\$436.70
Net Income Gain/Loss	\$86,824.71	\$0.00	\$86,824.71
Total: Liabilities & Equity	\$145,247.73	\$100,840.88	\$246,088.61

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	\$90,972.00	\$-	\$90,972.00
Total Income	\$90,972.00	\$90,972.00	\$-	\$90,972.00	\$90,972.00	\$0.00	\$90,972.00
Other Revenue							
4100-00 Late Fees Income	(50.00)	175.00	(225.00)	(50.00)	175.00	(225.00)	2,100.00
4110-00 Late Interest Income	(2.20)	62.50	(64.70)	(2.20)	62.50	(64.70)	750.00
4150-00 Legal Income	516.50	750.00	(233.50)	516.50	750.00	(233.50)	9,000.00
4200-00 Special Charges Income	120.00	-	120.00	120.00	-	120.00	-
4205-00 Collection Income	(100.00)	-	(100.00)	(100.00)	-	(100.00)	-
4206-00 Processing Fee Income	(30.44)	833.33	(863.77)	(30.44)	833.33	(863.77)	10,000.00
4208-00 Social Activity Income	-	41.67	(41.67)	-	41.67	(41.67)	500.00
4400-00 Operating Interest	1.07	1.25	(0.18)	1.07	1.25	(0.18)	15.00
Total Other Revenue	\$454.93	\$1,863.75	(\$1,408.82)	\$454.93	\$1,863.75	(\$1,408.82)	\$22,365.00
Total OPERATING INCOME	\$91,426.93	\$92,835.75	(\$1,408.82)	\$91,426.93	\$92,835.75	(\$1,408.82)	\$113,337.00
OPERATING EXPENSE							
Administrative							
6040-00 Management Fees	3,780.00	3,780.00	-	3,780.00	3,780.00	-	45,360.00
6050-00 Late Letters / Collection Processing	-	833.33	833.33	-	833.33	833.33	10,000.00
6060-00 Legal Collections	-	833.33	833.33	-	833.33	833.33	10,000.00
6065-00 Legal Other	-	541.67	541.67	-	541.67	541.67	6,500.00
6080-00 Audit Fee/ Tax Prep	-	-	-	-	-	-	630.00
6135-00 Insurance	-	222.67	222.67	-	222.67	222.67	2,672.00
6140-00 Office Supplies/ Copies	165.96	583.33	417.37	165.96	583.33	417.37	7,000.00
6142-00 Postage	16.43	583.33	566.90	16.43	583.33	566.90	7,000.00
6150-00 Website	-	-	-	-	-	-	310.00
6160-00 Other Administrative	355.25	791.67	436.42	355.25	791.67	436.42	9,500.00
6220-00 Social Activities	-	250.00	250.00	-	250.00	250.00	3,000.00
Total Administrative	\$4,317.64	\$8,419.33	\$4,101.69	\$4,317.64	\$8,419.33	\$4,101.69	\$101,972.00
Landscaping							
6481-00 Yard of the Month	-	50.00	50.00	-	50.00	50.00	600.00
Total Landscaping	\$-	\$50.00	\$50.00	\$-	\$50.00	\$50.00	\$600.00
Utilities							
6705-00 Trash Other	-	-	-	-	-	-	6,750.00
6710-00 Common Gas/ Electricity	-	50.00	50.00	-	50.00	50.00	600.00
Total Utilities	\$-	\$50.00	\$50.00	\$-	\$50.00	\$50.00	\$7,350.00
Transfers to Reserve							
8050-00 Transfer to Reserves	284.58	284.58	-	284.58	284.58	-	3,415.00
Total Transfers to Reserve	\$284.58	\$284.58	\$-	\$284.58	\$284.58	\$0.00	\$3,415.00
Total OPERATING EXPENSE	\$4,602.22	\$8,803.91	\$4,201.69	\$4,602.22	\$8,803.91	\$4,201.69	\$113,337.00
Net Income:	\$86,824.71	\$84,031.84	\$2,792.87	\$86,824.71	\$84,031.84	\$2,792.87	\$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	\$-	\$284.58	\$284.58	\$-	\$3,415.00
9020-00 Interest	152.12	166.67	(14.55)	152.12	166.67	(14.55)	2,000.00
Total Reserve Income	\$436.70	\$451.25	(\$14.55)	\$436.70	\$451.25	(\$14.55)	\$5,415.00
Total RESERVE INCOME	\$436.70	\$451.25	(\$14.55)	\$436.70	\$451.25	(\$14.55)	\$5,415.00
Net Reserve:	\$436.70	\$451.25	(\$14.55)	\$436.70	\$451.25	(\$14.55)	\$5,415.00