

# Hannah Ridge Homeowners Association, Inc.

## Balance Sheet

10/31/2020

### Assets

|                             |                   |
|-----------------------------|-------------------|
| Accounts Receivable         | 7,426.05          |
| Cash Operating - First Bank | 109,161.07        |
| First Bank Debit Card       | 327.07            |
| Reserve Funds               |                   |
| Reserve - First Bank        | 127,413.29        |
| <b>TOTAL Reserve Funds</b>  | <b>127,413.29</b> |

### Total Assets

**244,327.48**

### Liabilities

|                                    |          |
|------------------------------------|----------|
| Accounts Receivable Over Collected | 4,795.00 |
|------------------------------------|----------|

### Total Liabilities

**4,795.00**

### Net Worth

#### Reserve Funds

|                            |                   |
|----------------------------|-------------------|
| Reserve Interest Earned    | 16.92             |
| Reserve-Consolidated       | 136,272.44        |
| Reserve Exp-Consolidated   | (8,876.07)        |
| <b>TOTAL Reserve Funds</b> | <b>127,413.29</b> |
| Retained Earnings          | 33,636.45         |
| Net Income                 | 78,482.74         |

### Total Net Worth

**239,532.48**

### Total Net Worth and Liabilities

**244,327.48**

# Hannah Ridge Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 10/01/2020 to 10/31/2020

|                                     | <u>October 2020</u> |               | <u>January to October</u> |                |                 | <u>Yearly Budgets</u> |                  |
|-------------------------------------|---------------------|---------------|---------------------------|----------------|-----------------|-----------------------|------------------|
|                                     | <u>Actual</u>       | <u>Budget</u> | <u>Actual</u>             | <u>Budget</u>  | <u>Var. \$</u>  | <u>Current</u>        | <u>Last Year</u> |
| <b><u>Revenues</u></b>              |                     |               |                           |                |                 |                       |                  |
| Monthly Dues                        | 1,312               | 8,260         | 89,059                    | 82,600         | 6,459           | 99,120                | 53,292           |
| Late fee-Nsf Charges                | 91                  | 83            | 725                       | 830            | (105)           | 1,000                 | 1,000            |
| Landscape Assurance Deposits        | 30,000              | 2,000         | 122,500                   | 20,000         | 102,500         | 24,000                | 24,000           |
| Fines                               |                     |               | 300                       |                | 300             |                       |                  |
| Working Capital                     | 15,104              | 1,888         | 74,104                    | 18,880         | 55,224          | 22,656                | 22,656           |
| Assessments on Vacant Lots          |                     | 298           |                           | 2,980          | (2,980)         | 3,572                 | 2,820            |
| Returned Check Charges              |                     |               | 20                        |                | 20              |                       |                  |
| <b>Total Revenues</b>               | <b>46,507</b>       | <b>12,529</b> | <b>286,708</b>            | <b>125,290</b> | <b>161,418</b>  | <b>150,348</b>        | <b>103,768</b>   |
| <b><u>Expenses</u></b>              |                     |               |                           |                |                 |                       |                  |
| Accounting Fees                     |                     |               | 325                       | 500            | 175             | 500                   | 500              |
| Administration Costs                | 55                  | 250           | 1,573                     | 2,500          | 927             | 3,000                 | 3,000            |
| Insurance Property/Liability        |                     | 104           | 1,002                     | 1,040          | 38              | 1,250                 | 1,000            |
| Landscape Assurance Review Fees     | 4,700               | 600           | 17,000                    | 6,000          | (11,000)        | 7,200                 | 7,200            |
| Landscape Assurance Deposit Refunds | 6,150               | 1,400         | 33,300                    | 14,000         | (19,300)        | 16,800                | 16,800           |
| Legal Expense                       | 100                 | 83            | 2,365                     | 830            | (1,535)         | 1,000                 | 1,000            |
| **Legal Reimb                       | (100)               |               | (2,380)                   |                | 2,380           |                       |                  |
| Lawn Contract / Maintenance         | 2,096               | 1,125         | 10,544                    | 11,250         | 706             | 13,500                | 12,000           |
| Management Fees                     | 1,584               | 1,680         | 13,456                    | 16,800         | 3,344           | 20,160                | 10,656           |
| Misc. / Contingency                 |                     |               |                           |                |                 |                       | 1,256            |
| Social                              | 297                 | 417           | 1,264                     | 4,170          | 2,906           | 5,000                 | 5,000            |
| Trash                               | 3,114               | 2,520         | 26,904                    | 25,200         | (1,704)         | 30,240                | 17,856           |
| Utilities                           | 4,222               | 2,000         | 22,623                    | 16,858         | (5,765)         | 18,000                | 18,000           |
| Website                             |                     | 42            |                           | 420            | 420             | 500                   | 500              |
| Reserve Allocation Consolidated     | 500                 | 500           | 79,500                    | 5,000          | (74,500)        | 6,000                 | 6,000            |
| Snow Removal                        |                     |               | 750                       | 1,500          | 750             | 3,000                 | 3,000            |
| Property Taxes On Common Areas      |                     | 500           |                           | 5,000          | 5,000           | 6,000                 |                  |
| <b>Total Expenses</b>               | <b>22,718</b>       | <b>11,221</b> | <b>208,226</b>            | <b>111,068</b> | <b>(97,158)</b> | <b>132,150</b>        | <b>103,768</b>   |
| <b>Net Income</b>                   | <b>23,789</b>       | <b>1,308</b>  | <b>78,482</b>             | <b>14,222</b>  | <b>(64,260)</b> | <b>18,198</b>         | <b>0</b>         |