

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5472	\$54,104.64
10-1010-00	First Bank - Operating 1840	205,513.40
10-1020-00	First Bank - Op Debit Card 3164	30.19

Total CASH - OPERATING: \$259,648.23

CASH - RESERVE

12-1210-00	First Bank - Reserve 1859	131,098.85
------------	---------------------------	------------

Total CASH - RESERVE: \$131,098.85

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	47,383.58
------------	---------------------------------	-----------

Total ACCOUNTS RECEIVABLE: \$47,383.58

EQUITY

30-6367-00	Landscape Assurance Deposit Refunds	44,000.00
------------	-------------------------------------	-----------

Total EQUITY: \$44,000.00

Total Assets: \$482,130.66

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	10,458.16
20-2100-00	Prepaid Assessments	24,447.97

Total CURRENT LIABILITIES: \$34,906.13

RESERVE FUNDS

25-2500-00	Reserves - General	132,919.80
25-2590-00	Reserves - Interest	19.01
25-2600-00	Reserves - Expenses	(1,839.96)

Total RESERVE FUNDS: \$131,098.85

EQUITY

30-3300-00	Working Capital	13,440.00
30-3500-00	Retained Earnings	100,745.52

Total EQUITY: \$114,185.52

Net Income Gain / Loss	201,940.16
------------------------	------------

\$201,940.16

Total Liabilities & Equity: \$482,130.66

Income Statement - Operating
 Hannah Ridge Homeowners Association
 08/31/2021

Date: 2/20/2022
 Time: 9:36 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessment Income	\$3,083.72	\$11,320.00	(\$8,236.28)	\$124,217.45	\$90,560.00	\$33,657.45	\$135,840.00
4020-00 Late Fees	-	83.33	(83.33)	-	666.64	(666.64)	1,000.00
4030-00 Fines Income	-	-	-	50.00	-	50.00	-
4085-00 Working Capital	-	1,920.00	(1,920.00)	44,000.00	15,360.00	28,640.00	23,040.00
4099-00 Miscellaneous Income	-	-	-	2,002.69	-	2,002.69	-
4300-00 Landscape Assurance Deposit	30,521.06	5,000.00	25,521.06	125,271.06	40,000.00	85,271.06	60,000.00
Total INCOME	\$33,604.78	\$18,323.33	\$15,281.45	\$295,541.20	\$146,586.64	\$148,954.56	\$219,880.00
Total OPERATING INCOME	\$33,604.78	\$18,323.33	\$15,281.45	\$295,541.20	\$146,586.64	\$148,954.56	\$219,880.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	2,080.00	2,264.00	184.00	15,256.00	18,112.00	2,856.00	27,168.00
5018-00 Website	-	41.67	41.67	-	333.36	333.36	500.00
5030-00 Audit/Accounting Fees	-	41.67	41.67	325.00	333.36	8.36	500.00
5040-00 Legal - General	400.00	225.00	(175.00)	350.00	1,800.00	1,450.00	2,700.00
5045-00 Legal - Collections	-	-	-	1,800.00	-	(1,800.00)	-
5049-00 Legal - Reimbursable	-	-	-	(1,975.00)	-	1,975.00	-
5055-00 Bank Charges	2.00	-	(2.00)	2.00	-	(2.00)	-
5070-00 Taxes - Property	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
5095-00 Admin Miscellaneous	(248.65)	250.00	498.65	2,470.43	2,000.00	(470.43)	3,000.00
Total ADMINISTRATIVE EXPENSES	\$2,233.35	\$3,322.34	\$1,088.99	\$18,228.43	\$26,578.72	\$8,350.29	\$39,868.00
INSURANCE							
5100-00 Insurance Package	-	133.33	133.33	1,002.00	1,066.64	64.64	1,600.00
Total INSURANCE	\$-	\$133.33	\$133.33	\$1,002.00	\$1,066.64	\$64.64	\$1,600.00
LANDSCAPING							
5600-00 Lawn Contract / Maintenance	3,541.32	1,500.00	(2,041.32)	12,382.82	12,000.00	(382.82)	18,000.00
Total LANDSCAPING	\$3,541.32	\$1,500.00	(\$2,041.32)	\$12,382.82	\$12,000.00	(\$382.82)	\$18,000.00
UTILITIES							
6015-00 Utilities	4,774.57	2,666.67	(2,107.90)	11,220.94	21,333.36	10,112.42	32,000.00
6037-00 Social/Community Relations	175.00	500.00	325.00	1,809.63	4,000.00	2,190.37	6,000.00
6065-00 Trash	3,239.54	3,396.00	156.46	23,602.22	27,168.00	3,565.78	40,752.00
6366-00 Landscape Assurance Insp Fee	2,600.00	1,000.00	(1,600.00)	17,800.00	8,000.00	(9,800.00)	12,000.00
Total UTILITIES	\$10,789.11	\$7,562.67	(\$3,226.44)	\$54,432.79	\$60,501.36	\$6,068.57	\$90,752.00
REPAIRS & MAINTENANCE							
6590-00 Snow Removal	-	375.00	375.00	2,820.00	3,000.00	180.00	4,500.00
6599-00 Contingency	235.00	895.42	660.42	235.00	7,163.36	6,928.36	10,745.00
Total REPAIRS & MAINTENANCE	\$235.00	\$1,270.42	\$1,035.42	\$3,055.00	\$10,163.36	\$7,108.36	\$15,245.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	-	750.00	750.00	4,500.00	6,000.00	1,500.00	9,000.00
Total RESERVE CONTRIBUTIONS	\$-	\$750.00	\$750.00	\$4,500.00	\$6,000.00	\$1,500.00	\$9,000.00
Total OPERATING EXPENSE	\$16,798.78	\$14,538.76	(\$2,260.02)	\$93,601.04	\$116,310.08	\$22,709.04	\$174,465.00
Net Income:	\$16,806.00	\$3,784.57	\$13,021.43	\$201,940.16	\$30,276.56	\$171,663.60	\$45,415.00