

**Assets**

CASH - OPERATING

10-1000-00	South State - Operating 5472	\$94,794.30
10-1010-00	First Bank - Operating 1840	5,000.00
10-1020-00	First Bank - Op Debit Card 3164	488.00

Total CASH - OPERATING: \$100,282.30

CASH - RESERVE

12-1200-00	South State - Reserve 5475	234,479.72
12-1210-00	First Bank - Reserve 1859	1,500.69

Total CASH - RESERVE: \$235,980.41

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	24,837.49
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Total ACCOUNTS RECEIVABLE: \$24,837.49

EQUITY

30-6367-00	Landscape Assurance Deposit Refunds	98,150.00
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Total EQUITY: \$98,150.00

**Total Assets:** \$459,250.20

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	10,710.79
20-2100-00	Prepaid Assessments	14,417.41

Total CURRENT LIABILITIES: \$25,128.20

RESERVE FUNDS

25-2500-00	Reserves - General	281,904.80
25-2590-00	Reserves - Interest	36.19
25-2600-00	Reserves - Expenses	(45,960.58)

Total RESERVE FUNDS: \$235,980.41

EQUITY

30-3300-00	Working Capital	36,480.00
30-3500-00	Retained Earnings	100,745.52

Total EQUITY: \$137,225.52

Net Income Gain / Loss	60,916.07
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\$60,916.07

**Total Liabilities & Equity:** \$459,250.20

**Income Statement - Operating**  
 Hannah Ridge Homeowners Association

11/30/2021

Date: 2/20/2022

Time: 9:38 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00 Assessment Income	\$428.62	\$11,320.00	(\$10,891.38)	\$127,028.60	\$124,520.00	\$2,508.60	\$135,840.00
4020-00 Late Fees	-	83.33	(83.33)	-	916.63	(916.63)	1,000.00
4030-00 Fines Income	-	-	-	50.00	-	50.00	-
4085-00 Working Capital	-	1,920.00	(1,920.00)	44,000.00	21,120.00	22,880.00	23,040.00
4099-00 Miscellaneous Income	-	-	-	2,002.69	-	2,002.69	-
4300-00 Landscape Assurance Deposit	15,000.00	5,000.00	10,000.00	180,271.06	55,000.00	125,271.06	60,000.00
<b>Total INCOME</b>	<b>\$15,428.62</b>	<b>\$18,323.33</b>	<b>(\$2,894.71)</b>	<b>\$353,352.35</b>	<b>\$201,556.63</b>	<b>\$151,795.72</b>	<b>\$219,880.00</b>
<b>Total OPERATING INCOME</b>	<b>\$15,428.62</b>	<b>\$18,323.33</b>	<b>(\$2,894.71)</b>	<b>\$353,352.35</b>	<b>\$201,556.63</b>	<b>\$151,795.72</b>	<b>\$219,880.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Management Contract	2,176.00	2,264.00	88.00	21,688.00	24,904.00	3,216.00	27,168.00
5018-00 Website	-	41.67	41.67	-	458.37	458.37	500.00
5030-00 Audit/Accounting Fees	-	41.67	41.67	325.00	458.37	133.37	500.00
5040-00 Legal - General	-	225.00	225.00	350.00	2,475.00	2,125.00	2,700.00
5045-00 Legal - Collections	(1,800.00)	-	1,800.00	-	-	-	-
5049-00 Legal - Reimbursable	1,800.00	-	(1,800.00)	(175.00)	-	175.00	-
5070-00 Taxes - Property	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
5095-00 Admin Miscellaneous	176.15	250.00	73.85	3,292.93	2,750.00	(542.93)	3,000.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$2,352.15</b>	<b>\$3,322.34</b>	<b>\$970.19</b>	<b>\$25,480.93</b>	<b>\$36,545.74</b>	<b>\$11,064.81</b>	<b>\$39,868.00</b>
<b>INSURANCE</b>							
5100-00 Insurance Package	-	133.33	133.33	1,002.00	1,466.63	464.63	1,600.00
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$133.33</b>	<b>\$133.33</b>	<b>\$1,002.00</b>	<b>\$1,466.63</b>	<b>\$464.63</b>	<b>\$1,600.00</b>
<b>LANDSCAPING</b>							
5600-00 Lawn Contract / Maintenance	1,564.00	1,500.00	(64.00)	18,635.21	16,500.00	(2,135.21)	18,000.00
<b>Total LANDSCAPING</b>	<b>\$1,564.00</b>	<b>\$1,500.00</b>	<b>(\$64.00)</b>	<b>\$18,635.21</b>	<b>\$16,500.00</b>	<b>(\$2,135.21)</b>	<b>\$18,000.00</b>
<b>UTILITIES</b>							
6015-00 Utilities	594.17	2,666.67	2,072.50	19,887.20	29,333.37	9,446.17	32,000.00
6037-00 Social/Community Relations	155.98	500.00	344.02	5,692.53	5,500.00	(192.53)	6,000.00
6065-00 Trash	3,467.22	3,396.00	(71.22)	33,798.41	37,356.00	3,557.59	40,752.00
6366-00 Landscape Assurance Insp Fee	5,900.00	1,000.00	(4,900.00)	31,400.00	11,000.00	(20,400.00)	12,000.00
<b>Total UTILITIES</b>	<b>\$10,117.37</b>	<b>\$7,562.67</b>	<b>(\$2,554.70)</b>	<b>\$90,778.14</b>	<b>\$83,189.37</b>	<b>(\$7,588.77)</b>	<b>\$90,752.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6590-00 Snow Removal	-	375.00	375.00	2,820.00	4,125.00	1,305.00	4,500.00
6599-00 Contingency	-	895.42	895.42	235.00	9,849.62	9,614.62	10,745.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$1,270.42</b>	<b>\$1,270.42</b>	<b>\$3,055.00</b>	<b>\$13,974.62</b>	<b>\$10,919.62</b>	<b>\$15,245.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
6900-00 Reserve Contribution	-	750.00	750.00	153,485.00	8,250.00	(145,235.00)	9,000.00
<b>Total RESERVE CONTRIBUTIONS</b>	<b>\$-</b>	<b>\$750.00</b>	<b>\$750.00</b>	<b>\$153,485.00</b>	<b>\$8,250.00</b>	<b>(\$145,235.00)</b>	<b>\$9,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$14,033.52</b>	<b>\$14,538.76</b>	<b>\$505.24</b>	<b>\$292,436.28</b>	<b>\$159,926.36</b>	<b>(\$132,509.92)</b>	<b>\$174,465.00</b>
<b>Net Income:</b>	<b>\$1,395.10</b>	<b>\$3,784.57</b>	<b>(\$2,389.47)</b>	<b>\$60,916.07</b>	<b>\$41,630.27</b>	<b>\$19,285.80</b>	<b>\$45,415.00</b>