

Assets
CASH - OPERATING

10-1000-00	South State - Operating 5472	\$11,856.31
10-1010-00	First Bank - Operating 1840	55,528.40
10-1020-00	First Bank - Op Debit Card 3164	492.00

Total CASH - OPERATING:		<u>\$67,876.71</u>
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CASH - RESERVE

12-1200-00	South State - Reserve 5475	104,871.84
12-1210-00	First Bank - Reserve 1859	131,100.97

Total CASH - RESERVE:		<u>\$235,972.81</u>
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ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	35,882.59
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Total ACCOUNTS RECEIVABLE:		<u>\$35,882.59</u>
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EQUITY

30-6367-00	Landscape Assurance Deposit Refunds	98,150.00
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Total EQUITY:		<u>\$98,150.00</u>
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Total Assets:		<u><u>\$437,882.11</u></u>
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Liabilities & Equity
CURRENT LIABILITIES

20-2000-00	Accounts Payable	(929.60)
20-2100-00	Prepaid Assessments	12,812.41

Total CURRENT LIABILITIES:		<u>\$11,882.81</u>
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RESERVE FUNDS

25-2500-00	Reserves - General	281,904.80
25-2590-00	Reserves - Interest	28.59
25-2600-00	Reserves - Expenses	(45,960.58)

Total RESERVE FUNDS:		<u>\$235,972.81</u>
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EQUITY

30-3300-00	Working Capital	29,760.00
30-3500-00	Retained Earnings	100,745.52

Total EQUITY:		<u>\$130,505.52</u>
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Net Income Gain / Loss	59,520.97
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	<u>\$59,520.97</u>
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Total Liabilities & Equity:		<u><u>\$437,882.11</u></u>
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Income Statement - Operating
 Hannah Ridge Homeowners Association
 10/31/2021

Date: 2/20/2022
 Time: 9:37 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessment Income	\$632.30	\$11,320.00	(\$10,687.70)	\$126,599.98	\$113,200.00	\$13,399.98	\$135,840.00
4020-00 Late Fees	-	83.33	(83.33)	-	833.30	(833.30)	1,000.00
4030-00 Fines Income	-	-	-	50.00	-	50.00	-
4085-00 Working Capital	-	1,920.00	(1,920.00)	44,000.00	19,200.00	24,800.00	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	165,271.06	50,000.00	115,271.06	60,000.00
Total INCOME	\$15,632.30	\$18,323.33	(\$2,691.03)	\$337,923.73	\$183,233.30	\$154,690.43	\$219,880.00
Total OPERATING INCOME	\$15,632.30	\$18,323.33	(\$2,691.03)	\$337,923.73	\$183,233.30	\$154,690.43	\$219,880.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	2,176.00	2,264.00	88.00	19,512.00	22,640.00	3,128.00	27,168.00
5018-00 Website	-	41.67	41.67	-	416.70	416.70	500.00
5030-00 Audit/Accounting Fees	-	41.67	41.67	325.00	416.70	91.70	500.00
5040-00 Legal - General	-	225.00	225.00	350.00	2,250.00	1,900.00	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	(74.00)	-	74.00	-	-	-	-
5070-00 Taxes - Property	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
5095-00 Admin Miscellaneous	120.10	250.00	129.90	3,116.78	2,500.00	(616.78)	3,000.00
Total ADMINISTRATIVE EXPENSES	\$2,222.10	\$3,322.34	\$1,100.24	\$23,128.78	\$33,223.40	\$10,094.62	\$39,868.00
INSURANCE							
5100-00 Insurance Package	-	133.33	133.33	1,002.00	1,333.30	331.30	1,600.00
Total INSURANCE	\$-	\$133.33	\$133.33	\$1,002.00	\$1,333.30	\$331.30	\$1,600.00
LANDSCAPING							
5600-00 Lawn Contract / Maintenance	1,429.74	1,500.00	70.26	17,071.21	15,000.00	(2,071.21)	18,000.00
Total LANDSCAPING	\$1,429.74	\$1,500.00	\$70.26	\$17,071.21	\$15,000.00	(\$2,071.21)	\$18,000.00
UTILITIES							
6015-00 Utilities	3,819.93	2,666.67	(1,153.26)	19,293.03	26,666.70	7,373.67	32,000.00
6037-00 Social/Community Relations	440.18	500.00	59.82	5,536.55	5,000.00	(536.55)	6,000.00
6065-00 Trash	3,423.00	3,396.00	(27.00)	30,331.19	33,960.00	3,628.81	40,752.00
6366-00 Landscape Assurance Insp Fee	7,700.00	1,000.00	(6,700.00)	25,500.00	10,000.00	(15,500.00)	12,000.00
Total UTILITIES	\$15,383.11	\$7,562.67	(\$7,820.44)	\$80,660.77	\$75,626.70	(\$5,034.07)	\$90,752.00
REPAIRS & MAINTENANCE							
6590-00 Snow Removal	-	375.00	375.00	2,820.00	3,750.00	930.00	4,500.00
6599-00 Contingency	-	895.42	895.42	235.00	8,954.20	8,719.20	10,745.00
Total REPAIRS & MAINTENANCE	\$-	\$1,270.42	\$1,270.42	\$3,055.00	\$12,704.20	\$9,649.20	\$15,245.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	-	750.00	750.00	153,485.00	7,500.00	(145,985.00)	9,000.00
Total RESERVE CONTRIBUTIONS	\$-	\$750.00	\$750.00	\$153,485.00	\$7,500.00	(\$145,985.00)	\$9,000.00
Total OPERATING EXPENSE	\$19,034.95	\$14,538.76	(\$4,496.19)	\$278,402.76	\$145,387.60	(\$133,015.16)	\$174,465.00
Net Income:	(\$3,402.65)	\$3,784.57	(\$7,187.22)	\$59,520.97	\$37,845.70	\$21,675.27	\$45,415.00