



# **Financial Report Package**

**November 2022**

**Prepared for**

**Hannah Ridge Homeowners Association**

**By**

**Z&R Property Management**

	Current Balance at 11/30/2022	Prior Month Balance at 10/31/2022	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1000-00 South State - Operating 5472	\$ 123,709.47	\$ 153,855.64	\$ (30,146.17)
<b>Total CASH - OPERATING:</b>	<b>\$ 123,709.47</b>	<b>\$ 153,855.64</b>	<b>\$ (30,146.17)</b>
<b>CASH - RESERVE</b>			
12-1200-00 South State - Reserve 5475	\$ 245,624.75	\$ 243,823.23	\$ 1,801.52
<b>Total CASH - RESERVE:</b>	<b>\$ 245,624.75</b>	<b>\$ 243,823.23</b>	<b>\$ 1,801.52</b>
<b>ACCOUNTS RECEIVABLE</b>			
14-1400-00 Accounts Receivable - Homeowner	\$ 3,469.40	\$ 3,696.00	\$ (226.60)
<b>Total ACCOUNTS RECEIVABLE:</b>	<b>\$ 3,469.40</b>	<b>\$ 3,696.00</b>	<b>\$ (226.60)</b>
<b>EQUITY</b>			
30-6367-00 Landscape Assurance Deposit Refunds	\$ 207,750.00	\$ 203,750.00	\$ 4,000.00
<b>Total EQUITY:</b>	<b>\$ 207,750.00</b>	<b>\$ 203,750.00</b>	<b>\$ 4,000.00</b>
<b>Total Assets:</b>	<b>\$ 580,553.62</b>	<b>\$ 605,124.87</b>	<b>\$ (24,571.25)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00 Accounts Payable	\$ -	\$ 12,435.13	\$ (12,435.13)
20-2100-00 Prepaid Assessments	11,915.21	11,622.21	293.00
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 11,915.21</b>	<b>\$ 24,057.34</b>	<b>\$ (12,142.13)</b>
<b>RESERVE FUNDS</b>			
25-2500-00 Reserves - Consolidated	\$ 254,323.75	\$ 252,657.08	\$ 1,666.67
25-2590-00 Reserves - Interest	395.88	261.03	134.85
25-2600-00 Reserves - Expenses	(9,094.88)	(9,094.88)	-
<b>Total RESERVE FUNDS:</b>	<b>\$ 245,624.75</b>	<b>\$ 243,823.23</b>	<b>\$ 1,801.52</b>
<b>EQUITY</b>			
30-3300-00 Working Capital	\$ 104,640.00	\$ 102,720.00	\$ 1,920.00
30-3500-00 Retained Earnings	146,558.64	146,558.64	-
<b>Total EQUITY:</b>	<b>\$ 251,198.64</b>	<b>\$ 249,278.64</b>	<b>\$ 1,920.00</b>
<b>Net Income / (Loss)</b>	<b>\$ 71,376.08</b>	<b>\$ 87,526.72</b>	<b>\$ (16,150.64)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 580,114.68</b>	<b>\$ 604,685.93</b>	<b>\$ (24,571.25)</b>

**Income Statement - Operating**  
 Hannah Ridge Homeowners Association  
 11/30/2022

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	\$79.48	\$13,904.00	(\$13,824.52)	\$152,284.00	\$152,944.00	(\$660.00)	\$166,848.00
4020-00 Late Fees	75.00	-	75.00	232.80	-	232.80	-
4025-00 Late Fee Interest	6.40	-	6.40	1,173.82	-	1,173.82	-
4030-00 Fines Income	-	-	-	(21.60)	-	(21.60)	-
4085-00 Working Capital	-	2,240.00	(2,240.00)	-	24,640.00	(24,640.00)	26,880.00
4300-00 Landscape Assurance Deposit	500.00	1,666.67	(1,166.67)	128,000.00	18,333.37	109,666.63	20,000.00
<b>Total INCOME</b>	<b>\$660.88</b>	<b>\$17,810.67</b>	<b>(\$17,149.79)</b>	<b>\$281,669.02</b>	<b>\$195,917.37</b>	<b>\$85,751.65</b>	<b>\$213,728.00</b>
<b>Total OPERATING INCOME</b>	<b>\$660.88</b>	<b>\$17,810.67</b>	<b>(\$17,149.79)</b>	<b>\$281,669.02</b>	<b>\$195,917.37</b>	<b>\$85,751.65</b>	<b>\$213,728.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Management Contract	2,784.00	2,784.00	-	27,312.00	30,624.00	3,312.00	33,408.00
5018-00 Website	-	41.67	41.67	-	458.37	458.37	500.00
5030-00 Audit/Accounting Fees	-	141.67	141.67	-	1,558.37	1,558.37	1,700.00
5040-00 Legal - General	-	166.67	166.67	545.00	1,833.37	1,288.37	2,000.00
5045-00 Legal - Collections	(125.00)	-	125.00	(4,517.40)	-	4,517.40	-
5049-00 Legal - Reimbursable	-	-	-	4,756.40	-	(4,756.40)	-
5055-00 Bank Charges	16.00	-	(16.00)	16.00	-	(16.00)	-
5070-00 Taxes - Property	-	-	-	3,975.63	-	(3,975.63)	-
5095-00 Administration	-	258.33	258.33	548.30	2,841.63	2,293.33	3,100.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$2,675.00</b>	<b>\$3,392.34</b>	<b>\$717.34</b>	<b>\$32,635.93</b>	<b>\$37,315.74</b>	<b>\$4,679.81</b>	<b>\$40,708.00</b>
<b>INSURANCE</b>							
5100-00 Insurance Package	-	191.67	191.67	1,022.00	2,108.37	1,086.37	2,300.00
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$191.67</b>	<b>\$191.67</b>	<b>\$1,022.00</b>	<b>\$2,108.37</b>	<b>\$1,086.37</b>	<b>\$2,300.00</b>
<b>LANDSCAPING</b>							
5600-00 Lawn Contract / Maintenance	1,641.00	1,500.00	(141.00)	21,110.83	16,500.00	(4,610.83)	18,000.00
5610-00 Landscaping Other	8,000.00	-	(8,000.00)	8,000.00	-	(8,000.00)	-
<b>Total LANDSCAPING</b>	<b>\$9,641.00</b>	<b>\$1,500.00</b>	<b>(\$8,141.00)</b>	<b>\$29,110.83</b>	<b>\$16,500.00</b>	<b>(\$12,610.83)</b>	<b>\$18,000.00</b>
<b>UTILITIES</b>							
6015-00 Utilities	157.04	2,666.67	2,509.63	61,445.02	29,333.37	(32,111.65)	32,000.00
6037-00 Social/Community Relations	71.81	500.00	428.19	181.35	5,500.00	5,318.65	6,000.00
6065-00 Trash	-	2,610.00	2,610.00	39,394.44	28,710.00	(10,684.44)	31,320.00
6366-00 Landscape Assurance Insp Fee	2,600.00	333.33	(2,266.67)	26,900.00	3,666.63	(23,233.37)	4,000.00
<b>Total UTILITIES</b>	<b>\$2,828.85</b>	<b>\$6,110.00</b>	<b>\$3,281.15</b>	<b>\$127,920.81</b>	<b>\$67,210.00</b>	<b>(\$60,710.81)</b>	<b>\$73,320.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6590-00 Snow Removal	-	583.33	583.33	1,270.00	6,416.63	5,146.63	7,000.00
6599-00 Contingency	-	216.00	216.00	-	2,376.00	2,376.00	2,592.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$799.33</b>	<b>\$799.33</b>	<b>\$1,270.00</b>	<b>\$8,792.63</b>	<b>\$7,522.63</b>	<b>\$9,592.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
6900-00 Reserve Contribution	1,666.67	1,666.67	-	18,333.37	18,333.37	-	20,000.00
<b>Total RESERVE CONTRIBUTIONS</b>	<b>\$1,666.67</b>	<b>\$1,666.67</b>	<b>\$-</b>	<b>\$18,333.37</b>	<b>\$18,333.37</b>	<b>\$0.00</b>	<b>\$20,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$16,811.52</b>	<b>\$13,660.01</b>	<b>(\$3,151.51)</b>	<b>\$210,292.94</b>	<b>\$150,260.11</b>	<b>(\$60,032.83)</b>	<b>\$163,920.00</b>
<b>Net Income:</b>	<b>(\$16,150.64)</b>	<b>\$4,150.66</b>	<b>(\$20,301.30)</b>	<b>\$71,376.08</b>	<b>\$45,657.26</b>	<b>\$25,718.82</b>	<b>\$49,808.00</b>