

# HANNAH RIDGE HOA

## 2022 BUDGET

INCOME	2020	2021	Actuals Thru Sept.	67.00%	2022	Delta	Comments
Yearly Assessments - \$480	99,120	135,840	125,748	92.6%	166,848	31,008	340 Jan. 22 - 348 EOY
Assessments on Vacant Lots	3,572	2,640	0	0.0%	192	(2,448)	Avg. 4 Lots for 2022
Misc Income	0	0	930	0.0%	0	0	
Fines	0	0	50	0.0%	0	0	
Working Capital	22,656	23,040	44,000	191.0%	26,880	3,840	8 New Sales + 6% Turnover
Landscape Assurance Deposits	24,000	60,000	153,210	255.4%	20,000	(40,000)	8 New Sales
<b>Gross Income</b>	<b>\$149,348</b>	<b>\$221,520</b>	<b>\$323,938</b>	<b>146.2%</b>	<b>\$213,920</b>	<b>-7600</b>	
<b>Operating Expenses</b>							
Accounting Fees	500	500	325	65.0%	1,700	1,200	Full Audit
Administration Costs	3,000	3,000	3,071	102.4%	3,100	100	Built Out
Insurance Property/Liability	1,250	1,600	1,002	62.6%	2,300	700	Mostly Liability Cov'g
Legal Expense	1,000	2,700	175	6.5%	2,000	(700)	Non-Collections Only
Social	5,000	6,000	5,096	84.9%	6,000	0	
Lawn Contract / Maintenance	13,500	18,000	15,641	86.9%	18,000	0	
Landscape Assurance Inspection Fees	7,200	12,000	17,800	148.3%	4,000	(8,000)	8 Lots
Landscape Assurance Deposit Refunds	16,800	48,000	79,750	166.1%	50,000	2,000	Aprox. 25 lots
Management Fees	20,160	27,168	17,336	63.8%	33,408	6,240	348 lots
Misc. / Contingency	0	10,745	1,791	16.7%	2,592	(8,153)	
Trash	30,240	40,752	26,908	66.0%	31,320	(9,432)	\$7.50 Per Month / Home
Property Taxes On Common Areas	6,000	6,000	0	0.0%	0	(6,000)	Non-Profit Corporation
Website	500	500	0	0.0%	500	0	
Utilities	18,000	32,000	15,708	49.1%	32,000	0	
Snow Removal	3,000	4,500	2,820	62.7%	7,000	2,500	
<b>Total Operating Expense</b>	<b>\$126,150</b>	<b>\$213,465</b>	<b>\$187,424</b>	<b>87.8%</b>	<b>\$193,920</b>	<b>(\$19,545)</b>	
<b>Total Reserve Allocation</b>	<b>\$6,000</b>	<b>\$9,000</b>	<b>\$153,485</b>	<b>1705.4%</b>	<b>\$20,000</b>	<b>11000</b>	
<b>Total Budget</b>	<b>\$132,150</b>	<b>\$222,465</b>	<b>\$340,909</b>	<b>153.2%</b>	<b>\$213,920</b>	<b>-8545</b>	
Surplus/Shortage	\$17,198	(\$945)	(\$16,971)		\$0	\$945	