



Financial Report Package

December 2023

Prepared for

Hunters Ridge Owners Association, Inc.

By

Kingdom Management Corporation

Cover Sheet Disclaimer



Income Statement - Operating

Hunters Ridge Owners Association, Inc.

From 12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$186.22	\$-	\$186.22	\$48,558.73	\$49,537.18	(\$978.45)	\$49,537.18
4025-00 Late Fee Income	-	-	-	3.64	-	3.64	-
4030-00 Late Fee Interest	14.59	-	14.59	91.23	-	91.23	-
4035-00 Fine Income	64.19	-	64.19	2,236.96	-	2,236.96	-
4055-00 NSF Income	-	-	-	22.00	-	22.00	-
4065-00 Legal Fee Income	362.11	-	362.11	775.03	-	775.03	-
4200-00 Interest Income - Operating	0.31	-	0.31	3.98	-	3.98	-
4210-00 Interest Income - Reserve	251.26	-	251.26	315.54	-	315.54	-
Total ASSESSMENT INCOME	\$878.68	\$-	\$878.68	\$52,007.11	\$49,537.18	\$2,469.93	\$49,537.18
Total OPERATING INCOME	\$878.68	\$-	\$878.68	\$52,007.11	\$49,537.18	\$2,469.93	\$49,537.18
OPERATING EXPENSE							
CORPORATE EXPENSES							
5005-00 Annual Report (Div. of Corps)	-	5.15	5.15	61.25	61.25	-	61.25
5025-00 Insurance	-	333.37	333.37	4,405.99	4,000.00	(405.99)	4,000.00
5035-00 Tax Return Prep Fee	-	22.88	22.88	50.00	275.00	225.00	275.00
Total CORPORATE EXPENSES	\$-	\$361.40	\$361.40	\$4,517.24	\$4,336.25	(\$180.99)	\$4,336.25
GENERAL & ADMINISTRATION							
5215-00 Bank Annual Invoice Fee	-	45.00	45.00	-	540.00	540.00	540.00
5220-00 Bank Service Charges	-	1.87	1.87	54.00	22.00	(32.00)	22.00
5225-00 Events & Holiday Lights	67.97	125.00	57.03	514.37	1,500.00	985.63	1,500.00
5226-00 Holiday Lighting	965.33	-	(965.33)	965.33	-	(965.33)	-
5235-00 Legal Fees - HOA	-	166.63	166.63	1,546.35	2,000.00	453.65	2,000.00
5240-00 Legal Fees - Owed by Resident	68.38	-	(68.38)	1,777.74	-	(1,777.74)	-
5250-00 Management Fees	1,541.84	1,557.26	15.42	20,896.08	18,687.12	(2,208.96)	18,687.12
5251-00 Management Fees - Fines	-	266.00	266.00	266.00	3,192.00	2,926.00	3,192.00
5253-00 Customer Portal Software	50.00	-	(50.00)	275.00	-	(275.00)	-
5270-00 Newsletters/Website	-	41.63	41.63	-	500.00	500.00	500.00
5290-00 Postage and Delivery	148.01	83.37	(64.64)	1,019.75	1,000.00	(19.75)	1,000.00
5300-00 Taxes	-	-	-	225.00	-	(225.00)	-
5305-00 Website	-	-	-	888.03	-	(888.03)	-
Total GENERAL & ADMINISTRATION	\$2,841.53	\$2,286.76	(\$554.77)	\$28,427.65	\$27,441.12	(\$986.53)	\$27,441.12
UTILITIES							
5405-00 Electricity	45.51	33.37	(12.14)	994.30	400.00	(594.30)	400.00
5425-00 Water & Sewer	-	133.37	133.37	21.42	1,600.00	1,578.58	1,600.00
5430-00 Water Irrigation	81.85	-	(81.85)	210.85	-	(210.85)	-
Total UTILITIES	\$127.36	\$166.74	\$39.38	\$1,226.57	\$2,000.00	\$773.43	\$2,000.00
LANDSCAPE							
5600-00 Landscape Monthly Contract	412.50	412.50	-	4,950.00	4,950.00	-	4,950.00
5605-00 Landscape Improvements	-	20.87	20.87	1,484.00	250.00	(1,234.00)	250.00
5610-00 Landscape Fertilization	-	39.50	39.50	-	474.00	474.00	474.00
5620-00 Landscape - Irrigation Repairs	-	8.37	8.37	-	100.00	100.00	100.00
Total LANDSCAPE	\$412.50	\$481.24	\$68.74	\$6,434.00	\$5,774.00	(\$660.00)	\$5,774.00



Income Statement - Operating

Hunters Ridge Owners Association, Inc.

From 12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REPAIRS & MAINTENANCE							
6005-00 Cluster Mailbox Repairs	\$-	\$333.37	\$333.37	\$-	\$4,000.00	\$4,000.00	\$4,000.00
6075-00 General Repairs & Maintenance	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6080-00 Lake/ Pond Repairs & Maintenance	339.00	323.00	(16.00)	3,972.00	3,876.00	(96.00)	3,876.00
6085-00 Lights - Repairs & Maintenance	-	-	-	1,225.00	-	(1,225.00)	-
6100-00 Pest Control	-	-	-	316.00	-	(316.00)	-
6145-00 Signs	-	4.13	4.13	331.94	50.00	(281.94)	50.00
Total REPAIRS & MAINTENANCE	\$339.00	\$743.87	\$404.87	\$5,844.94	\$8,926.00	\$3,081.06	\$8,926.00
RESERVE EXPENSES							
8099-00 Long Term Maintenance	-	88.29	88.29	-	1,059.81	1,059.81	1,059.81
Total RESERVE EXPENSES	\$-	\$88.29	\$88.29	\$-	\$1,059.81	\$1,059.81	\$1,059.81
Total OPERATING EXPENSE	\$3,720.39	\$4,128.30	\$407.91	\$46,450.40	\$49,537.18	\$3,086.78	\$49,537.18
Net Income:	(\$2,841.71)	(\$4,128.30)	\$1,286.59	\$5,556.71	\$0.00	\$5,556.71	\$0.00



Bank Account Register

Hunters Ridge Owners Association, Inc.

12/1/2023 - 12/31/2023

Date	Description	Ref No	R	P	Transaction Amount
Truist Bank-Reserves-4963 - ***4963					
		Prior Balance			\$85,879.71
12/31/2023	Interest		X	X	\$251.26
Truist Bank-Reserves-4963 Total					\$86,130.97
Truist Bank-Operating-5102 - ***5102					
		Prior Balance			\$13,573.09
12/02/2023	AllSouth Lawn & Landscape - Monthly lawn service - November	0	X	X	(412.50)
12/02/2023	Kingdom Management - Monthly management fee	0	X	X	(1,541.84)
12/02/2023	Kingdom Management - Monthly Portal Fee	0	X	X	(25.00)
12/08/2023	The Lake Doctors, Inc. - Lake Maintenance - December 2023	0	X	X	(339.00)
12/08/2023	Walter Izarra - Inv 002 - holiday lights install and lights (Paid Ck #563)	0	X	X	(965.33)
12/11/2023	JEA - 10/18/23 - 11/16/23	0	X	X	(127.36)
12/19/2023	Postmaster - 2023 Postage - November	0	X	X	(148.01)
12/20/2023	Deposit from batch 4261	118	X	X	744.92
12/21/2023	Kathy Grossman - Reimb. Yard Sale Ad	0		X	(67.97)
12/22/2023	Deposit from batch 4266	119	X	X	931.15
12/26/2023	Transfer from One Florida-Operating-0489		X	X	2,500.00
12/27/2023	Deposit from batch 4275	120	X	X	931.15
12/28/2023	Deposit from batch 4297	121	X	X	1,303.61
12/28/2023	Kingdom Management - Monthly Portal Fee	0	X	X	(25.00)
12/29/2023	Deposit from batch 4309	122	X	X	1,676.07
12/31/2023	Interest		X	X	0.10
Truist Bank-Operating-5102 Total					\$18,008.08
One Florida-Operating-0489 - ***0489					
		Prior Balance			\$2,567.28
12/06/2023	Dale G. Westling, Sr., P.A. - K23-254 - 4586 Crystal Brook Way - DL	0	X	X	(68.38)
12/06/2023	Deposit from batch 4140	163	X	X	193.98
12/13/2023	Deposit from batch 4195	164	X	X	186.23
12/19/2023	Deposit from batch 4241	165	X	X	58.45
12/26/2023	Transfer to Truist Bank-Operating-5102		X	X	(2,500.00)
12/28/2023	Deposit from batch 4282	166	X	X	8.39
12/29/2023	Deposit from batch 4287	167	X	X	558.69
12/29/2023	Deposit from batch 4294	168	X	X	256.61
12/29/2023	Deposit from batch 4307	169	X	X	59.19
12/31/2023	Interest		X	X	0.21
One Florida-Operating-0489 Total					\$1,320.65
Association Total					\$105,459.70



Balance Sheet - Operating

Hunters Ridge Owners Association, Inc.

End Date: 12/31/2023

Assets

CASH - OPERATING

10-1000-00 One Florida-Operating-0489 \$1,320.65

10-1010-00 Truist Bank-Operating-5102 18,008.08

Total CASH - OPERATING: \$19,328.73

CASH - RESERVE

12-1210-00 Truist Bank-Reserves-4963 86,130.97

Total CASH - RESERVE: \$86,130.97

ACCOUNTS RECEIVABLE

14-1405-00 Accounts Receivable - Other (310.52)

Total ACCOUNTS RECEIVABLE: (\$310.52)

Total Assets: **\$105,149.18**

Liabilities & Equity

CURRENT LIABILITES

20-2060-00 Prepaid Assessments 8,354.49

Total CURRENT LIABILITES: \$8,354.49

RESERVES

26-2695-00 Spent from Reserves (11,600.00)

Total RESERVES: (\$11,600.00)

OWNERS EQUITY

30-3050-00 Retained Earnings - Operating 102,837.98

Total OWNERS EQUITY: \$102,837.98

Net Income Gain / Loss 5,556.71 \$5,556.71

Total Liabilities & Equity: **\$105,149.18**