

HOA Balance Sheet - S

Properties: River Plantation Section 8 Homeowners Association - 640 Spence Lane, Suite 205 Nashville, TN 37217

As of: 02/28/2023

GL Account Map: River Plantation Section 8

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Accounts	
Checking	12,436.04
Total Operating Accounts	12,436.04
Reserve Accounts	
Money Market - 071	72,097.49
Money Market - 128	109,371.23
Pinnacle CD - 9614	153,648.59
Pinnacle CD - 9622	103,284.15
Total Reserve Accounts	438,401.46
Total Cash	450,837.50
TOTAL ASSETS	450,837.50
LIABILITIES & CAPITAL	
Liabilities	
Clearing Acct	-1,050.00
Total Liabilities	-1,050.00
Capital	
Equity	
Retained Earnings	588,779.71
Total Equity	588,779.71
Calculated Retained Earnings	-75,117.13
Calculated Prior Years Retained Earnings	-61,775.08
Total Capital	451,887.50
TOTAL LIABILITIES & CAPITAL	450,837.50

HOA Budget Compar. Report - S

Properties: River Plantation Section 8 Homeowners Association - 640 Spence Lane, Suite 205 Nashville, TN 37217

As of: Feb 2023

Additional Account Types: Asset

GL Account Map: River Plantation Section 8

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
2900	Prepaid Income	3,375.00	0.00	3,375.00	5,994.54	0.00	5,994.54	0.00
4200	Income							
4201	Association Dues	35,565.00	37,800.00	-2,235.00	71,075.46	75,600.00	-4,524.54	453,600.00
4301	Late Fee	120.00	41.67	78.33	120.00	83.34	36.66	500.00
	Total Income	35,685.00	37,841.67	-2,156.67	71,195.46	75,683.34	-4,487.88	454,100.00
4600	Interest Income							
4601	Money Market Interest	305.86	208.34	97.52	723.84	416.68	307.16	2,500.00
4602	CD Interest Income	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00	6,000.00
	Total Interest Income	305.86	708.34	-402.48	723.84	1,416.68	-692.84	8,500.00
	Total Operating Income	39,365.86	38,550.01	815.85	77,913.84	77,100.02	813.82	462,600.00
Expense								
6200	Administrative Expenses							
6202	Office Supplies	170.15	166.67	-3.48	280.05	333.34	53.29	2,000.00
6203	Bank Charges	6.00	0.00	-6.00	6.00	0.00	-6.00	0.00
6205	Fees & Permits	0.00	31.67	31.67	20.00	63.34	43.34	380.00
6207	Accounting Fees	185.00	12.50	-172.50	185.00	25.00	-160.00	150.00
6211	Legal Fees	180.00	166.67	-13.33	495.00	333.34	-161.66	2,000.00
6214	Telephone	50.00	41.00	-9.00	100.00	82.00	-18.00	492.00
6217	Storage Fee	0.00	10.84	10.84	0.00	21.68	21.68	130.00
6220	Website	119.63	130.00	10.37	239.26	260.00	20.74	1,560.00
6250	Insurance - Property	19,630.68	7,435.42	-12,195.26	19,630.68	14,870.84	-4,759.84	89,225.00
	Total Administrative Expenses	20,341.46	7,994.77	-12,346.69	20,955.99	15,989.54	-4,966.45	95,937.00
6300	Contract Services							
6301	Management Fees	1,637.25	1,637.25	0.00	3,274.50	3,274.50	0.00	19,647.00
6302	On-Site Manager Fee	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00	12,000.00
6304	Pest Service	456.00	456.00	0.00	912.00	912.00	0.00	5,472.00
6305	Termite Contract	0.00	380.00	380.00	4,560.00	760.00	-3,800.00	4,560.00
6306	Grounds-contract	4,720.83	4,733.34	12.51	14,312.49	9,466.68	-4,845.81	56,800.00

HOA Budget Compar. Report - S

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6307	Trash	2,300.00	1,983.34	-316.66	4,600.00	3,966.68	-633.32	23,800.00
6308	Pool Service	600.00	641.67	41.67	1,100.00	1,283.34	183.34	7,700.00
	Total Contract Services	10,714.08	10,831.60	117.52	30,758.99	21,663.20	-9,095.79	129,979.00
6400	Operating Expenses							
6402	Maintenance/Repair	8,543.36	6,643.25	-1,900.11	20,533.36	13,286.50	-7,246.86	79,719.00
6403	Lighting Repair	0.00	41.67	41.67	117.47	83.34	-34.13	500.00
6404	Electrical Repair	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
6406	Gutter Maint/Repair	3,900.00	625.00	-3,275.00	5,798.16	1,250.00	-4,548.16	7,500.00
6407	Roof Repair	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
6411	Painting	5,460.00	0.00	-5,460.00	5,460.00	0.00	-5,460.00	0.00
6416	Tree Removal/Maint	0.00	625.00	625.00	0.00	1,250.00	1,250.00	7,500.00
6420	Clubhouse Maintenance	-40.00	500.00	540.00	424.81	1,000.00	575.19	6,000.00
6421	Grounds-noncontract	0.00	350.00	350.00	317.47	700.00	382.53	4,200.00
6426	Miscellaneous Expense	77.49	83.34	5.85	77.49	166.68	89.19	1,000.00
6444	Pool Keys	0.00	8.34	8.34	0.00	16.68	16.68	100.00
6446	Pool General Maint.	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
6447	Community Events	0.00	41.67	41.67	0.00	83.34	83.34	500.00
	Total Operating Expenses	17,940.85	9,543.28	-8,397.57	32,728.76	19,086.56	-13,642.20	114,519.00
6500	Utilities							
6502	Natural Gas	430.04	166.67	-263.37	741.40	333.34	-408.06	2,000.00
6503	Water/Sewer	48.29	100.00	51.71	85.33	200.00	114.67	1,200.00
6504	Electricity - General	859.00	1,000.00	141.00	1,716.00	2,000.00	284.00	12,000.00
	Total Utilities	1,337.33	1,266.67	-70.66	2,542.73	2,533.34	-9.39	15,200.00
6901	Real Property Tax	0.00	8.34	8.34	0.00	16.68	16.68	100.00
7000	Capital Expenses							
7011	Capital - Structural	0.00	0.00	0.00	4,050.00	0.00	-4,050.00	0.00
	Total Capital Expenses	0.00	0.00	0.00	4,050.00	0.00	-4,050.00	0.00
7000	Capital Expenses							
7001	Capital - Roofing	61,677.00	8,325.00	-53,352.00	62,474.50	16,650.00	-45,824.50	99,900.00
	Total Capital Expenses	61,677.00	8,325.00	-53,352.00	62,474.50	16,650.00	-45,824.50	99,900.00
7500	Reserve Transfer	1,330.42	1,330.42	0.00	2,660.84	2,660.84	0.00	15,965.00
7600	Reserve Transfer - Offset	-1,330.42	0.00	1,330.42	-2,660.84	0.00	2,660.84	0.00
	Total Operating Expense	112,010.72	39,300.08	-72,710.64	153,510.97	78,600.16	-74,910.81	471,600.00

HOA Budget Compar. Report - S

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Income	39,365.86	38,550.01	815.85	77,913.84	77,100.02	813.82	462,600.00
	Total Operating Expense	112,010.72	39,300.08	-72,710.64	153,510.97	78,600.16	-74,910.81	471,600.00
	NOI - Net Operating Income	-72,644.86	-750.07	-71,894.79	-75,597.13	-1,500.14	-74,096.99	-9,000.00
Other Income								
4300	Other Income							
4325	Clubhouse Rental	480.00	750.00	-270.00	480.00	1,500.00	-1,020.00	9,000.00
	Total Other Income	480.00	750.00	-270.00	480.00	1,500.00	-1,020.00	9,000.00
	Total Other Income	480.00	750.00	-270.00	480.00	1,500.00	-1,020.00	9,000.00
	Net Other Income	480.00	750.00	-270.00	480.00	1,500.00	-1,020.00	9,000.00
	Total Income	39,845.86	39,300.01	545.85	78,393.84	78,600.02	-206.18	471,600.00
	Total Expense	112,010.72	39,300.08	-72,710.64	153,510.97	78,600.16	-74,910.81	471,600.00
	Net Income	-72,164.86	-0.07	-72,164.79	-75,117.13	-0.14	-75,116.99	0.00