

HOA Balance Sheet - S

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

As of: 03/31/2023

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	21,691.27
Total Operating Accounts	21,691.27
Reserve Accounts	
Money Market - 071	73,550.96
Money Market - 128	109,557.01
Pinnacle CD - 9614	153,648.59
Pinnacle CD - 9622	103,284.15
Total Reserve Accounts	440,040.71
Total Cash	461,731.98
TOTAL ASSETS	461,731.98
LIABILITIES & CAPITAL	
Liabilities	
Clearing Acct.	-875.00
Total Liabilities	-875.00
Capital	
Equity	
Retained Earnings	588,779.71
Total Equity	588,779.71
Calculated Retained Earnings	-64,397.65
Calculated Prior Years Retained Earnings	-61,775.08
Total Capital	462,606.98
TOTAL LIABILITIES & CAPITAL	461,731.98

HOA Budget Compar. Report - S

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

As of: Mar 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	330.00	0.00	330.00	6,304.54	0.00	6,304.54	0.00
4200	Income							
4207	NSF	72.00	0.00	72.00	72.00	0.00	72.00	0.00
	Total Income	72.00	0.00	72.00	72.00	0.00	72.00	0.00
4200	Income							
4201	Association Dues	37,884.54	37,800.00	84.54	108,980.00	113,400.00	-4,420.00	453,600.00
4301	Late Fee	25.00	41.67	-16.67	145.00	125.01	19.99	500.00
	Total Income	37,909.54	37,841.67	67.87	109,125.00	113,525.01	-4,400.01	454,100.00
4600	Interest Income							
4601	Money Market Interest	308.83	208.34	100.49	1,032.67	625.02	407.65	2,500.00
4602	CD Interest Income	0.00	500.00	-500.00	0.00	1,500.00	-1,500.00	6,000.00
	Total Interest Income	308.83	708.34	-399.51	1,032.67	2,125.02	-1,092.35	8,500.00
	Total Operating Income	38,620.37	38,550.01	70.36	116,534.21	115,650.03	884.18	462,600.00
Expense								
6200	Administrative Expenses							
6202	Office Supplies	0.00	166.67	166.67	280.05	500.01	219.96	2,000.00
6203	Bank Charges	0.00	0.00	0.00	6.00	0.00	-6.00	0.00
6205	Fees & Permits	340.00	31.67	-308.33	360.00	95.01	-264.99	380.00
6207	Accounting Fees	0.00	12.50	12.50	185.00	37.50	-147.50	150.00
6211	Legal Fees	0.00	166.67	166.67	495.00	500.01	5.01	2,000.00
6214	Telephone	50.00	41.00	-9.00	150.00	123.00	-27.00	492.00
6217	Storage Fee	0.00	10.84	10.84	0.00	32.52	32.52	130.00
6220	Website	0.00	130.00	130.00	239.26	390.00	150.74	1,560.00
6221	Other Admin Expenses	36.00	0.00	-36.00	36.00	0.00	-36.00	0.00
6250	Insurance - Property	6,543.56	7,435.42	891.86	26,174.24	22,306.26	-3,867.98	89,225.00
	Total Administrative Expenses	6,969.56	7,994.77	1,025.21	27,925.55	23,984.31	-3,941.24	95,937.00
6300	Contract Services							
6301	Management Fees	1,637.25	1,637.25	0.00	4,911.75	4,911.75	0.00	19,647.00

HOA Budget Compar. Report - S

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6302	On-Site Manager Fee	1,000.00	1,000.00	0.00	3,000.00	3,000.00	0.00	12,000.00
6304	Pest Service	0.00	456.00	456.00	912.00	1,368.00	456.00	5,472.00
6305	Termite Contract	0.00	380.00	380.00	4,560.00	1,140.00	-3,420.00	4,560.00
6306	Grounds-contract	0.00	4,733.34	4,733.34	14,312.49	14,200.02	-112.47	56,800.00
6307	Trash	2,300.00	1,983.34	-316.66	6,900.00	5,950.02	-949.98	23,800.00
6308	Pool Service	600.00	641.67	41.67	1,700.00	1,925.01	225.01	7,700.00
	Total Contract Services	5,537.25	10,831.60	5,294.35	36,296.24	32,494.80	-3,801.44	129,979.00
6400	Operating Expenses							
6402	Maintenance/Repair	13,694.07	6,643.25	-7,050.82	34,227.43	19,929.75	-14,297.68	79,719.00
6403	Lighting Repair	0.00	41.67	41.67	117.47	125.01	7.54	500.00
6404	Electrical Repair	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
6406	Gutter Maint/Repair	0.00	625.00	625.00	5,798.16	1,875.00	-3,923.16	7,500.00
6407	Roof Repair	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
6411	Painting	0.00	0.00	0.00	5,460.00	0.00	-5,460.00	0.00
6416	Tree Removal/Maint	0.00	625.00	625.00	0.00	1,875.00	1,875.00	7,500.00
6420	Clubhouse Maintenance	644.21	500.00	-144.21	1,069.02	1,500.00	430.98	6,000.00
6421	Grounds-noncontract	0.00	350.00	350.00	317.47	1,050.00	732.53	4,200.00
6426	Miscellaneous Expense	58.98	83.34	24.36	136.47	250.02	113.55	1,000.00
6430	Trash non-contract	75.00	0.00	-75.00	75.00	0.00	-75.00	0.00
6444	Pool Keys	0.00	8.34	8.34	0.00	25.02	25.02	100.00
6446	Pool General Maint.	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
6447	Community Events	0.00	41.67	41.67	0.00	125.01	125.01	500.00
	Total Operating Expenses	14,472.26	9,543.28	-4,928.98	47,201.02	28,629.84	-18,571.18	114,519.00
6500	Utilities							
6502	Natural Gas	702.61	166.67	-535.94	1,444.01	500.01	-944.00	2,000.00
6503	Water/Sewer	28.21	100.00	71.79	113.54	300.00	186.46	1,200.00
6504	Electricity - General	771.00	1,000.00	229.00	2,487.00	3,000.00	513.00	12,000.00
	Total Utilities	1,501.82	1,266.67	-235.15	4,044.55	3,800.01	-244.54	15,200.00
6901	Real Property Tax	0.00	8.34	8.34	0.00	25.02	25.02	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	0.00	8,325.00	8,325.00	62,474.50	24,975.00	-37,499.50	99,900.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Capital Expenses	<u>0.00</u>	<u>8,325.00</u>	<u>8,325.00</u>	<u>62,474.50</u>	<u>24,975.00</u>	<u>-37,499.50</u>	<u>99,900.00</u>
7500	Reserve Transfer	1,330.42	1,330.42	0.00	3,991.26	3,991.26	0.00	15,965.00
7600	Reserve Transfer - Offset	-1,330.42	0.00	1,330.42	-3,991.26	0.00	3,991.26	0.00
	Total Operating Expense	<u>28,480.89</u>	<u>39,300.08</u>	<u>10,819.19</u>	<u>181,991.86</u>	<u>117,900.24</u>	<u>-64,091.62</u>	<u>471,600.00</u>
	 Total Operating Income	38,620.37	38,550.01	70.36	116,534.21	115,650.03	884.18	462,600.00
	Total Operating Expense	<u>28,480.89</u>	<u>39,300.08</u>	<u>10,819.19</u>	<u>181,991.86</u>	<u>117,900.24</u>	<u>-64,091.62</u>	<u>471,600.00</u>
	NOI - Net Operating Income	<u>10,139.48</u>	<u>-750.07</u>	<u>10,889.55</u>	<u>-65,457.65</u>	<u>-2,250.21</u>	<u>-63,207.44</u>	<u>-9,000.00</u>
	 Other Income							
4300	Other Income							
4325	Clubhouse Rental	<u>580.00</u>	<u>750.00</u>	<u>-170.00</u>	<u>1,060.00</u>	<u>2,250.00</u>	<u>-1,190.00</u>	<u>9,000.00</u>
	Total Other Income	<u>580.00</u>	<u>750.00</u>	<u>-170.00</u>	<u>1,060.00</u>	<u>2,250.00</u>	<u>-1,190.00</u>	<u>9,000.00</u>
	Total Other Income	<u>580.00</u>	<u>750.00</u>	<u>-170.00</u>	<u>1,060.00</u>	<u>2,250.00</u>	<u>-1,190.00</u>	<u>9,000.00</u>
	 Net Other Income	<u>580.00</u>	<u>750.00</u>	<u>-170.00</u>	<u>1,060.00</u>	<u>2,250.00</u>	<u>-1,190.00</u>	<u>9,000.00</u>
	 Total Income	39,200.37	39,300.01	-99.64	117,594.21	117,900.03	-305.82	471,600.00
	Total Expense	<u>28,480.89</u>	<u>39,300.08</u>	<u>10,819.19</u>	<u>181,991.86</u>	<u>117,900.24</u>	<u>-64,091.62</u>	<u>471,600.00</u>
	Net Income	<u>10,719.48</u>	<u>-0.07</u>	<u>10,719.55</u>	<u>-64,397.65</u>	<u>-0.21</u>	<u>-64,397.44</u>	<u>0.00</u>