

## HOA Budget Compar. Report - S

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

**As of:** Apr 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     |
|----------------|--------------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| <b>Income</b>  |                                      |                  |                  |                  |                   |                   |                  |                   |
| 2900           | Prepaid Income                       | -2,575.00        | 0.00             | -2,575.00        | 3,544.54          | 0.00              | 3,544.54         | 0.00              |
| <b>4200</b>    | <b>Income</b>                        |                  |                  |                  |                   |                   |                  |                   |
| 4207           | NSF                                  | 0.00             | 0.00             | 0.00             | 72.00             | 0.00              | 72.00            | 0.00              |
|                | <b>Total Income</b>                  | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>72.00</b>      | <b>0.00</b>       | <b>72.00</b>     | <b>0.00</b>       |
| <b>4200</b>    | <b>Income</b>                        |                  |                  |                  |                   |                   |                  |                   |
| 4201           | Association Dues                     | 35,615.00        | 37,800.00        | -2,185.00        | 144,780.00        | 151,200.00        | -6,420.00        | 453,600.00        |
| 4301           | Late Fee                             | 55.00            | 41.67            | 13.33            | 200.00            | 166.68            | 33.32            | 500.00            |
|                | <b>Total Income</b>                  | <b>35,670.00</b> | <b>37,841.67</b> | <b>-2,171.67</b> | <b>144,980.00</b> | <b>151,366.68</b> | <b>-6,386.68</b> | <b>454,100.00</b> |
| <b>4600</b>    | <b>Interest Income</b>               |                  |                  |                  |                   |                   |                  |                   |
| 4601           | Money Market Interest                | 281.23           | 208.34           | 72.89            | 1,313.90          | 833.36            | 480.54           | 2,500.00          |
| 4602           | CD Interest Income                   | 193.19           | 500.00           | -306.81          | 193.19            | 2,000.00          | -1,806.81        | 6,000.00          |
|                | <b>Total Interest Income</b>         | <b>474.42</b>    | <b>708.34</b>    | <b>-233.92</b>   | <b>1,507.09</b>   | <b>2,833.36</b>   | <b>-1,326.27</b> | <b>8,500.00</b>   |
|                | <b>Total Operating Income</b>        | <b>33,569.42</b> | <b>38,550.01</b> | <b>-4,980.59</b> | <b>150,103.63</b> | <b>154,200.04</b> | <b>-4,096.41</b> | <b>462,600.00</b> |
| <b>Expense</b> |                                      |                  |                  |                  |                   |                   |                  |                   |
| <b>6200</b>    | <b>Administrative Expenses</b>       |                  |                  |                  |                   |                   |                  |                   |
| 6202           | Office Supplies                      | 477.98           | 166.67           | -311.31          | 758.03            | 666.68            | -91.35           | 2,000.00          |
| 6203           | Bank Charges                         | 0.00             | 0.00             | 0.00             | 6.00              | 0.00              | -6.00            | 0.00              |
| 6205           | Fees & Permits                       | 28.38            | 31.67            | 3.29             | 388.38            | 126.68            | -261.70          | 380.00            |
| 6207           | Accounting Fees                      | 0.00             | 12.50            | 12.50            | 185.00            | 50.00             | -135.00          | 150.00            |
| 6211           | Legal Fees                           | 0.00             | 166.67           | 166.67           | 495.00            | 666.68            | 171.68           | 2,000.00          |
| 6214           | Telephone                            | 50.00            | 41.00            | -9.00            | 200.00            | 164.00            | -36.00           | 492.00            |
| 6217           | Storage Fee                          | 0.00             | 10.84            | 10.84            | 0.00              | 43.36             | 43.36            | 130.00            |
| 6220           | Website                              | 267.87           | 130.00           | -137.87          | 507.13            | 520.00            | 12.87            | 1,560.00          |
| 6221           | Other Admin Expenses                 | 0.00             | 0.00             | 0.00             | 36.00             | 0.00              | -36.00           | 0.00              |
| 6250           | Insurance - Property                 | 0.00             | 7,435.42         | 7,435.42         | 26,174.24         | 29,741.68         | 3,567.44         | 89,225.00         |
|                | <b>Total Administrative Expenses</b> | <b>824.23</b>    | <b>7,994.77</b>  | <b>7,170.54</b>  | <b>28,749.78</b>  | <b>31,979.08</b>  | <b>3,229.30</b>  | <b>95,937.00</b>  |
| <b>6300</b>    | <b>Contract Services</b>             |                  |                  |                  |                   |                   |                  |                   |
| 6301           | Management Fees                      | 1,637.25         | 1,637.25         | 0.00             | 6,549.00          | 6,549.00          | 0.00             | 19,647.00         |

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| 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            | 4,000.00         | 4,000.00         | 0.00              | 12,000.00         |
| 6304                            | Pest Service              | 912.00          | 456.00           | -456.00         | 1,824.00         | 1,824.00         | 0.00              | 5,472.00          |
| 6305                            | Termite Contract          | 0.00            | 380.00           | 380.00          | 4,560.00         | 1,520.00         | -3,040.00         | 4,560.00          |
| 6306                            | Grounds-contract          | 0.00            | 4,733.34         | 4,733.34        | 14,312.49        | 18,933.36        | 4,620.87          | 56,800.00         |
| 6307                            | Trash                     | 2,300.00        | 1,983.34         | -316.66         | 9,200.00         | 7,933.36         | -1,266.64         | 23,800.00         |
| 6308                            | Pool Service              | 600.00          | 641.67           | 41.67           | 2,300.00         | 2,566.68         | 266.68            | 7,700.00          |
| <b>Total Contract Services</b>  |                           | <b>6,449.25</b> | <b>10,831.60</b> | <b>4,382.35</b> | <b>42,745.49</b> | <b>43,326.40</b> | <b>580.91</b>     | <b>129,979.00</b> |
| <b>6400</b>                     | <b>Operating Expenses</b> |                 |                  |                 |                  |                  |                   |                   |
| 6402                            | Maintenance/Repair        | 33.86           | 6,643.25         | 6,609.39        | 34,261.29        | 26,573.00        | -7,688.29         | 79,719.00         |
| 6403                            | Lighting Repair           | 0.00            | 41.67            | 41.67           | 117.47           | 166.68           | 49.21             | 500.00            |
| 6404                            | Electrical Repair         | 0.00            | 83.34            | 83.34           | 0.00             | 333.36           | 333.36            | 1,000.00          |
| 6406                            | Gutter Maint/Repair       | 0.00            | 625.00           | 625.00          | 5,798.16         | 2,500.00         | -3,298.16         | 7,500.00          |
| 6407                            | Roof Repair               | 0.00            | 125.00           | 125.00          | 0.00             | 500.00           | 500.00            | 1,500.00          |
| 6411                            | Painting                  | 0.00            | 0.00             | 0.00            | 5,460.00         | 0.00             | -5,460.00         | 0.00              |
| 6415                            | Pool Supplies/Repair      | 93.64           | 166.67           | 73.03           | 93.64            | 666.68           | 573.04            | 2,000.00          |
| 6416                            | Tree Removal/Maint        | 5,400.00        | 625.00           | -4,775.00       | 5,400.00         | 2,500.00         | -2,900.00         | 7,500.00          |
| 6420                            | Clubhouse Maintenance     | 602.20          | 500.00           | -102.20         | 1,671.22         | 2,000.00         | 328.78            | 6,000.00          |
| 6421                            | Grounds-noncontract       | 0.00            | 350.00           | 350.00          | 317.47           | 1,400.00         | 1,082.53          | 4,200.00          |
| 6426                            | Miscellaneous Expense     | 22.70           | 83.34            | 60.64           | 159.17           | 333.36           | 174.19            | 1,000.00          |
| 6430                            | Trash non-contract        | 0.00            | 0.00             | 0.00            | 75.00            | 0.00             | -75.00            | 0.00              |
| 6444                            | Pool Keys                 | 0.00            | 8.34             | 8.34            | 0.00             | 33.36            | 33.36             | 100.00            |
| 6446                            | Pool General Maint.       | 0.00            | 250.00           | 250.00          | 0.00             | 1,000.00         | 1,000.00          | 3,000.00          |
| 6447                            | Community Events          | 0.00            | 41.67            | 41.67           | 0.00             | 166.68           | 166.68            | 500.00            |
| <b>Total Operating Expenses</b> |                           | <b>6,152.40</b> | <b>9,543.28</b>  | <b>3,390.88</b> | <b>53,353.42</b> | <b>38,173.12</b> | <b>-15,180.30</b> | <b>114,519.00</b> |
| <b>6500</b>                     | <b>Utilities</b>          |                 |                  |                 |                  |                  |                   |                   |
| 6502                            | Natural Gas               | 162.64          | 166.67           | 4.03            | 1,606.65         | 666.68           | -939.97           | 2,000.00          |
| 6503                            | Water/Sewer               | 30.62           | 100.00           | 69.38           | 144.16           | 400.00           | 255.84            | 1,200.00          |
| 6504                            | Electricity - General     | 801.00          | 1,000.00         | 199.00          | 3,288.00         | 4,000.00         | 712.00            | 12,000.00         |
| <b>Total Utilities</b>          |                           | <b>994.26</b>   | <b>1,266.67</b>  | <b>272.41</b>   | <b>5,038.81</b>  | <b>5,066.68</b>  | <b>27.87</b>      | <b>15,200.00</b>  |
| 6901                            | Real Property Tax         | 0.00            | 8.34             | 8.34            | 0.00             | 33.36            | 33.36             | 100.00            |
| <b>7000</b>                     | <b>Capital Expenses</b>   |                 |                  |                 |                  |                  |                   |                   |
| 7011                            | Capital - Structural      | 0.00            | 0.00             | 0.00            | 4,050.00         | 0.00             | -4,050.00         | 0.00              |
| <b>Total Capital Expenses</b>   |                           | <b>0.00</b>     | <b>0.00</b>      | <b>0.00</b>     | <b>4,050.00</b>  | <b>0.00</b>      | <b>-4,050.00</b>  | <b>0.00</b>       |

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| Account Number | Account Name                      | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.       | Annual Budget     |
|----------------|-----------------------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| <b>7000</b>    | <b>Capital Expenses</b>           |                  |                  |                  |                   |                   |                   |                   |
| 7001           | Capital - Roofing                 | 0.00             | 8,325.00         | 8,325.00         | 62,474.50         | 33,300.00         | -29,174.50        | 99,900.00         |
|                | <b>Total Capital Expenses</b>     | <b>0.00</b>      | <b>8,325.00</b>  | <b>8,325.00</b>  | <b>62,474.50</b>  | <b>33,300.00</b>  | <b>-29,174.50</b> | <b>99,900.00</b>  |
| 7500           | Reserve Transfer                  | 1,330.42         | 1,330.42         | 0.00             | 5,321.68          | 5,321.68          | 0.00              | 15,965.00         |
| 7600           | Reserve Transfer - Offset         | -1,330.42        | 0.00             | 1,330.42         | -5,321.68         | 0.00              | 5,321.68          | 0.00              |
|                | <b>Total Operating Expense</b>    | <b>14,420.14</b> | <b>39,300.08</b> | <b>24,879.94</b> | <b>196,412.00</b> | <b>157,200.32</b> | <b>-39,211.68</b> | <b>471,600.00</b> |
|                |                                   |                  |                  |                  |                   |                   |                   |                   |
|                | Total Operating Income            | 33,569.42        | 38,550.01        | -4,980.59        | 150,103.63        | 154,200.04        | -4,096.41         | 462,600.00        |
|                | Total Operating Expense           | 14,420.14        | 39,300.08        | 24,879.94        | 196,412.00        | 157,200.32        | -39,211.68        | 471,600.00        |
|                | <b>NOI - Net Operating Income</b> | <b>19,149.28</b> | <b>-750.07</b>   | <b>19,899.35</b> | <b>-46,308.37</b> | <b>-3,000.28</b>  | <b>-43,308.09</b> | <b>-9,000.00</b>  |
|                |                                   |                  |                  |                  |                   |                   |                   |                   |
|                | <b>Other Income</b>               |                  |                  |                  |                   |                   |                   |                   |
| <b>4300</b>    | <b>Other Income</b>               |                  |                  |                  |                   |                   |                   |                   |
| 4325           | Clubhouse Rental                  | 1,005.00         | 750.00           | 255.00           | 2,065.00          | 3,000.00          | -935.00           | 9,000.00          |
|                | <b>Total Other Income</b>         | <b>1,005.00</b>  | <b>750.00</b>    | <b>255.00</b>    | <b>2,065.00</b>   | <b>3,000.00</b>   | <b>-935.00</b>    | <b>9,000.00</b>   |
|                | <b>Total Other Income</b>         | <b>1,005.00</b>  | <b>750.00</b>    | <b>255.00</b>    | <b>2,065.00</b>   | <b>3,000.00</b>   | <b>-935.00</b>    | <b>9,000.00</b>   |
|                |                                   |                  |                  |                  |                   |                   |                   |                   |
|                | <b>Net Other Income</b>           | <b>1,005.00</b>  | <b>750.00</b>    | <b>255.00</b>    | <b>2,065.00</b>   | <b>3,000.00</b>   | <b>-935.00</b>    | <b>9,000.00</b>   |
|                |                                   |                  |                  |                  |                   |                   |                   |                   |
|                | Total Income                      | 34,574.42        | 39,300.01        | -4,725.59        | 152,168.63        | 157,200.04        | -5,031.41         | 471,600.00        |
|                | Total Expense                     | 14,420.14        | 39,300.08        | 24,879.94        | 196,412.00        | 157,200.32        | -39,211.68        | 471,600.00        |
|                |                                   |                  |                  |                  |                   |                   |                   |                   |
|                | <b>Net Income</b>                 | <b>20,154.28</b> | <b>-0.07</b>     | <b>20,154.35</b> | <b>-44,243.37</b> | <b>-0.28</b>      | <b>-44,243.09</b> | <b>0.00</b>       |
|                |                                   |                  |                  |                  |                   |                   |                   |                   |

## HOA Balance Sheet - S

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

**As of:** 04/30/2023

**GL Account Map:** River Plantation Section 8

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| <b>Operating Accounts</b>                |                   |
| Checking                                 | 40,215.71         |
| <b>Total Operating Accounts</b>          | <b>40,215.71</b>  |
| <b>Reserve Accounts</b>                  |                   |
| Money Market - 071                       | 74,994.52         |
| Money Market - 128                       | 109,725.10        |
| Pinnacle CD - 9614                       | 153,648.59        |
| Pinnacle CD - 9622                       | 103,477.34        |
| <b>Total Reserve Accounts</b>            | <b>441,845.55</b> |
| <b>Total Cash</b>                        | <b>482,061.26</b> |
| <b>TOTAL ASSETS</b>                      | <b>482,061.26</b> |
|                                          |                   |
|                                          |                   |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Clearing Acct.                           | -700.00           |
| <b>Total Liabilities</b>                 | <b>-700.00</b>    |
| <b>Capital</b>                           |                   |
| <b>Equity</b>                            |                   |
| Retained Earnings                        | 588,779.71        |
| <b>Total Equity</b>                      | <b>588,779.71</b> |
| Calculated Retained Earnings             | -44,243.37        |
| Calculated Prior Years Retained Earnings | -61,775.08        |
| <b>Total Capital</b>                     | <b>482,761.26</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>482,061.26</b> |