

HOA Budget Compar. Report - S

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

As of: May 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	-9,540.00	0.00	-9,540.00	-5,995.46	0.00	-5,995.46	0.00
4200	Income							
4207	NSF	0.00	0.00	0.00	72.00	0.00	72.00	0.00
	Total Income	0.00	0.00	0.00	72.00	0.00	72.00	0.00
4200	Income							
4201	Association Dues	35,390.00	37,800.00	-2,410.00	180,170.00	189,000.00	-8,830.00	453,600.00
4301	Late Fee	20.00	41.67	-21.67	220.00	208.35	11.65	500.00
	Total Income	35,410.00	37,841.67	-2,431.67	180,390.00	189,208.35	-8,818.35	454,100.00
4600	Interest Income							
4601	Money Market Interest	36.07	208.33	-172.26	1,349.97	1,041.69	308.28	2,500.00
4602	CD Interest Income	0.00	500.00	-500.00	193.19	2,500.00	-2,306.81	6,000.00
	Total Interest Income	36.07	708.33	-672.26	1,543.16	3,541.69	-1,998.53	8,500.00
	Total Operating Income	25,906.07	38,550.00	-12,643.93	176,009.70	192,750.04	-16,740.34	462,600.00
Expense								
6200	Administrative Expenses							
6202	Office Supplies	148.48	166.67	18.19	906.51	833.35	-73.16	2,000.00
6203	Bank Charges	0.00	0.00	0.00	6.00	0.00	-6.00	0.00
6205	Fees & Permits	0.00	31.67	31.67	388.38	158.35	-230.03	380.00
6207	Accounting Fees	0.00	12.50	12.50	185.00	62.50	-122.50	150.00
6211	Legal Fees	0.00	166.67	166.67	495.00	833.35	338.35	2,000.00
6214	Telephone	50.00	41.00	-9.00	250.00	205.00	-45.00	492.00
6217	Storage Fee	0.00	10.83	10.83	0.00	54.19	54.19	130.00
6220	Website	0.00	130.00	130.00	507.13	650.00	142.87	1,560.00
6221	Other Admin Expenses	184,719.62	0.00	-184,719.62	184,755.62	0.00	-184,755.62	0.00
6250	Insurance - Property	13,089.12	7,435.42	-5,653.70	39,263.36	37,177.10	-2,086.26	89,225.00
	Total Administrative Expenses	198,007.22	7,994.76	-190,012.46	226,757.00	39,973.84	-186,783.16	95,937.00
6300	Contract Services							
6301	Management Fees	1,637.25	1,637.25	0.00	8,186.25	8,186.25	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	5,000.00	5,000.00	0.00	12,000.00
6304	Pest Service	456.00	456.00	0.00	2,280.00	2,280.00	0.00	5,472.00
6305	Termite Contract	0.00	380.00	380.00	4,560.00	1,900.00	-2,660.00	4,560.00
6306	Grounds-contract	9,441.66	4,733.33	-4,708.33	23,754.15	23,666.69	-87.46	56,800.00
6307	Trash	2,300.00	1,983.33	-316.67	11,500.00	9,916.69	-1,583.31	23,800.00
6308	Pool Service	600.00	641.67	41.67	2,900.00	3,208.35	308.35	7,700.00
	Total Contract Services	15,434.91	10,831.58	-4,603.33	58,180.40	54,157.98	-4,022.42	129,979.00
6400	Operating Expenses							
6402	Maintenance/Repair	8,110.00	6,643.25	-1,466.75	42,371.29	33,216.25	-9,155.04	79,719.00
6403	Lighting Repair	0.00	41.67	41.67	117.47	208.35	90.88	500.00
6404	Electrical Repair	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
6406	Gutter Maint/Repair	0.00	625.00	625.00	5,798.16	3,125.00	-2,673.16	7,500.00
6407	Roof Repair	0.00	125.00	125.00	0.00	625.00	625.00	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	44.76	166.67	121.91	138.40	833.35	694.95	2,000.00
6416	Tree Removal/Maint	0.00	625.00	625.00	5,400.00	3,125.00	-2,275.00	7,500.00
6420	Clubhouse Maintenance	372.45	500.00	127.55	2,043.67	2,500.00	456.33	6,000.00
6421	Grounds-noncontract	1,015.00	350.00	-665.00	1,332.47	1,750.00	417.53	4,200.00
6426	Miscellaneous Expense	0.00	83.33	83.33	159.17	416.69	257.52	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	8.33	8.33	0.00	41.69	41.69	100.00
6446	Pool General Maint.	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
6447	Community Events	0.00	41.67	41.67	0.00	208.35	208.35	500.00
	Total Operating Expenses	9,542.21	9,543.25	1.04	62,895.63	47,716.37	-15,179.26	114,519.00
6500	Utilities							
6502	Natural Gas	51.58	166.67	115.09	1,658.23	833.35	-824.88	2,000.00
6503	Water/Sewer	44.28	100.00	55.72	188.44	500.00	311.56	1,200.00
6504	Electricity - General	775.00	1,000.00	225.00	4,063.00	5,000.00	937.00	12,000.00
	Total Utilities	870.86	1,266.67	395.81	5,909.67	6,333.35	423.68	15,200.00
6901	Real Property Tax	0.00	8.33	8.33	0.00	41.69	41.69	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

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7000	Capital Expenses							
7001	Capital - Roofing	0.00	8,325.00	8,325.00	62,474.50	41,625.00	-20,849.50	99,900.00
7008	Capital Expense	7,600.00	0.00	-7,600.00	7,600.00	0.00	-7,600.00	0.00
	Total Capital Expenses	7,600.00	8,325.00	725.00	70,074.50	41,625.00	-28,449.50	99,900.00
7500	Reserve Transfer	0.00	1,330.42	1,330.42	5,321.68	6,652.10	1,330.42	15,965.00
7600	Reserve Transfer - Offset	0.00	0.00	0.00	-5,321.68	0.00	5,321.68	0.00
	Total Operating Expense	231,455.20	39,300.01	-192,155.19	427,867.20	196,500.33	-231,366.87	471,600.00
	Total Operating Income	25,906.07	38,550.00	-12,643.93	176,009.70	192,750.04	-16,740.34	462,600.00
	Total Operating Expense	231,455.20	39,300.01	-192,155.19	427,867.20	196,500.33	-231,366.87	471,600.00
	NOI - Net Operating Income	-205,549.13	-750.01	-204,799.12	-251,857.50	-3,750.29	-248,107.21	-9,000.00
	Other Income							
4300	Other Income							
4325	Clubhouse Rental	2,540.00	750.00	1,790.00	4,605.00	3,750.00	855.00	9,000.00
	Total Other Income	2,540.00	750.00	1,790.00	4,605.00	3,750.00	855.00	9,000.00
	Total Other Income	2,540.00	750.00	1,790.00	4,605.00	3,750.00	855.00	9,000.00
	Net Other Income	2,540.00	750.00	1,790.00	4,605.00	3,750.00	855.00	9,000.00
	Total Income	28,446.07	39,300.00	-10,853.93	180,614.70	196,500.04	-15,885.34	471,600.00
	Total Expense	231,455.20	39,300.01	-192,155.19	427,867.20	196,500.33	-231,366.87	471,600.00
	Net Income	-203,009.13	-0.01	-203,009.12	-247,252.50	-0.29	-247,252.21	0.00

HOA Balance Sheet - S

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

As of: 05/31/2023

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	23,036.12
Total Operating Accounts	23,036.12
Reserve Accounts	
Money Market - 128	36.07
Pinnacle CD - 9614	153,648.59
Pinnacle CD - 9622	103,477.34
Total Reserve Accounts	257,162.00
Total Cash	280,198.12
TOTAL ASSETS	280,198.12
LIABILITIES & CAPITAL	
Liabilities	
Clearing Acct.	-481.27
Total Liabilities	-481.27
Capital	
Equity	
Retained Earnings	588,779.71
Total Equity	588,779.71
Calculated Retained Earnings	-247,252.50
Calculated Prior Years Retained Earnings	-60,847.82
Total Capital	280,679.39
TOTAL LIABILITIES & CAPITAL	280,198.12