

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$77,663.71	
10-1002-00	Pinnacle - Reserve 9533	115,142.16	
10-1007-00	Pinnacle - 9525	272,002.85	
Total CASH - OPERATING:			<u>\$464,808.72</u>
Total Assets:			<u>\$464,808.72</u>

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,300.00	
20-2050-00	Clearing Acct	(481.27)	
20-2100-00	Prepaid Assessments	18,042.00	
Total CURRENT LIABILITIES:			<u>\$19,860.73</u>

EQUITY

30-3100-00	Retained Earnings	509,017.70	
Total EQUITY:			<u>\$509,017.70</u>
	Net Income Gain / Loss	(64,069.71)	
Total Liabilities & Equity:			<u>\$464,808.72</u>

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

09/01/2023 to 09/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,532.80	\$37,800.00	(\$1,267.20)	\$330,126.00	\$340,200.00	(\$10,074.00)	\$453,600.00
4001-00 Assessment- Pool Access	425.00	-	425.00	2,100.00	-	2,100.00	-
4020-00 Special Assessment	9,110.80	-	9,110.80	113,601.80	-	113,601.80	-
4025-00 MISC Income	-	-	-	8,560.00	-	8,560.00	-
4030-00 Late Fees	55.00	41.67	13.33	515.00	375.03	139.97	500.00
4055-00 NSF Bank Fees	-	-	-	72.00	-	72.00	-
4080-00 Transfer Fees	400.00	-	400.00	1,000.00	-	1,000.00	-
4081-00 Clubhouse Rental Income	1,450.00	-	1,450.00	10,323.00	-	10,323.00	-
4085-00 Setup Fee	-	750.00	(750.00)	-	6,750.00	(6,750.00)	9,000.00
4510-00 Interest Income - Reserve	1,742.18	-	1,742.18	10,094.43	-	10,094.43	-
4600-00 Reimbursement #1 Income	-	708.33	(708.33)	-	6,374.97	(6,374.97)	8,500.00
Total ASSESSMENT INCOME	\$49,715.78	\$39,300.00	\$10,415.78	\$476,392.23	\$353,700.00	\$122,692.23	\$471,600.00
Total OPERATING INCOME	\$49,715.78	\$39,300.00	\$10,415.78	\$476,392.23	\$353,700.00	\$122,692.23	\$471,600.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	1,637.25	987.25	11,136.25	14,735.25	3,599.00	19,647.00
5005-00 Contract Property Manager	1,000.00	1,000.00	-	9,000.00	9,000.00	-	12,000.00
5015-00 Printing, Copies & Postage/ Office Supplies	12.60	166.67	154.07	1,533.46	1,500.03	(33.43)	2,000.00
5020-00 Website	325.41	130.00	(195.41)	1,797.26	1,170.00	(627.26)	1,560.00
5040-00 Audit/Tax / License/Permits	-	-	-	827.38	530.00	(297.38)	-
5045-00 Legal Services	-	166.67	166.67	1,327.50	1,500.03	172.53	2,000.00
5051-00 Insurance - Liability	(13,088.84)	7,435.42	20,524.26	217,266.42	66,918.78	(150,347.64)	89,225.00
5070-00 Bank Fees	-	-	-	6.00	-	(6.00)	-
5090-00 MISC- Admin/Storage	-	-	-	-	130.00	130.00	-
Total ADMINISTRATIVE	(\$11,100.83)	\$10,536.01	\$21,636.84	\$242,894.27	\$95,484.09	(\$147,410.18)	\$126,432.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	9,441.66	4,733.33	(4,708.33)	46,269.94	42,599.97	(3,669.97)	56,800.00
5320-00 Landscape- Other	-	350.00	350.00	2,145.00	3,150.00	1,005.00	4,200.00
5325-00 Tree Trim/Removal	170.00	625.00	455.00	5,570.00	5,625.00	55.00	7,500.00
Total GROUNDS MAINTENANCE	\$9,611.66	\$5,708.33	(\$3,903.33)	\$53,984.94	\$51,374.97	(\$2,609.97)	\$68,500.00
UTILITIES							
5710-00 Electricity	913.00	1,000.00	87.00	7,754.00	9,000.00	1,246.00	12,000.00
5720-00 Gas	19.51	166.67	147.16	1,717.63	1,500.03	(217.60)	2,000.00
5750-00 Water & Sewer	42.71	100.00	57.29	370.41	900.00	529.59	1,200.00
5760-00 Trash	2,300.00	1,983.33	(316.67)	20,775.00	17,849.97	(2,925.03)	23,800.00
5770-00 Telephone/Wifi	120.00	41.00	(79.00)	640.24	369.00	(271.24)	492.00
Total UTILITIES	\$3,395.22	\$3,291.00	(\$104.22)	\$31,257.28	\$29,619.00	(\$1,638.28)	\$39,492.00
AMENITIES							
6000-00 Pool Contract	600.00	641.67	41.67	5,300.00	5,775.03	475.03	7,700.00
6005-00 Pool Supplies	788.16	-	(788.16)	1,687.87	-	(1,687.87)	-
6010-00 Pool Repairs & Maint	75.00	416.67	341.67	75.00	3,750.03	3,675.03	5,000.00
6055-00 Clubhouse Repairs & Maint	148.15	500.00	351.85	2,191.82	4,500.00	2,308.18	6,000.00
6057-00 Pool Gate Card System/Key	-	8.33	8.33	(35.00)	74.97	109.97	100.00
Total AMENITIES	\$1,611.31	\$1,566.67	(\$44.64)	\$9,219.69	\$14,100.03	\$4,880.34	\$18,800.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	45.89	6,643.25	6,597.36	72,528.23	59,789.25	(12,738.98)	79,719.00
6520-00 Electrical Repairs	-	83.33	83.33	-	749.97	749.97	1,000.00
6521-00 Roof Repairs	590.00	125.00	(465.00)	(39,069.44)	1,125.00	40,194.44	1,500.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	5,798.16	5,625.00	(173.16)	7,500.00
6540-00 Community Relations/Social	-	41.67	41.67	10.72	375.03	364.31	500.00
6585-00 Painting	-	-	-	423.21	-	(423.21)	-
6586-00 Misc Expense	-	83.33	83.33	430.03	749.97	319.94	1,000.00
6595-00 Lighting Repairs & Maint	-	41.67	41.67	222.35	375.03	152.68	500.00
6640-00 Termite Contract	-	-	-	4,560.00	4,560.00	-	-

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

09/01/2023 to 09/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6641-00 Pest Contract	\$-	\$456.00	\$456.00	\$3,648.00	\$4,104.00	\$456.00	\$5,472.00
Total REPAIRS & MAINTENANCE	\$635.89	\$8,099.25	\$7,463.36	\$48,551.26	\$77,453.25	\$28,901.99	\$97,191.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	95,280.00	8,325.00	(86,955.00)	157,754.50	74,925.00	(82,829.50)	99,900.00
8506-00 Capital Expense	-	-	-	(3,200.00)	-	3,200.00	-
Total RESERVE EXPENSES	\$95,280.00	\$8,325.00	(\$86,955.00)	\$154,554.50	\$74,925.00	(\$79,629.50)	\$99,900.00
Total OPERATING EXPENSE	\$99,433.25	\$37,526.26	(\$61,906.99)	\$540,461.94	\$342,956.34	(\$197,505.60)	\$450,315.00
Net Income:	(\$49,717.47)	\$1,773.74	(\$51,491.21)	(\$64,069.71)	\$10,743.66	(\$74,813.37)	\$21,285.00