

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$105,923.40	
10-1002-00	Pinnacle - Reserve 9533	115,606.67	
10-1007-00	Pinnacle - 9525	275,056.03	
Total CASH - OPERATING:			<u>\$496,586.10</u>
Total Assets:			<u>\$496,586.10</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	16,020.71	
Total CURRENT LIABILITIES:			<u>\$17,839.44</u>

EQUITY

30-3100-00	Retained Earnings	509,017.70	
Total EQUITY:			<u>\$509,017.70</u>
	Net Income Gain / Loss	<u>(30,271.04)</u>	<u>(\$30,271.04)</u>
Total Liabilities & Equity:			<u>\$496,586.10</u>

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

10/01/2023 to 10/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$38,360.00	\$37,800.00	\$560.00	\$367,751.00	\$378,000.00	(\$10,249.00)	\$453,600.00
4001-00 Assessment- Pool Access	525.00	-	525.00	2,625.00	-	2,625.00	-
4020-00 Special Assessment	8,238.20	-	8,238.20	124,104.80	-	124,104.80	-
4025-00 MISC Income	-	-	-	10,508.00	-	10,508.00	-
4030-00 Late Fees	207.20	41.67	165.53	702.20	416.70	285.50	500.00
4055-00 NSF Bank Fees	-	-	-	72.00	-	72.00	-
4080-00 Transfer Fees	400.00	-	400.00	1,400.00	-	1,400.00	-
4081-00 Clubhouse Rental Income	-	-	-	10,323.00	-	10,323.00	-
4085-00 Setup Fee	-	750.00	(750.00)	-	7,500.00	(7,500.00)	9,000.00
4510-00 Interest Income - Reserve	1,569.69	-	1,569.69	11,664.12	-	11,664.12	-
4600-00 Reimbursement #1 Income	-	708.33	(708.33)	-	7,083.30	(7,083.30)	8,500.00
Total ASSESSMENT INCOME	\$49,300.09	\$39,300.00	\$10,000.09	\$529,150.12	\$393,000.00	\$136,150.12	\$471,600.00
Total OPERATING INCOME	\$49,300.09	\$39,300.00	\$10,000.09	\$529,150.12	\$393,000.00	\$136,150.12	\$471,600.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	1,637.25	987.25	11,786.25	16,372.50	4,586.25	19,647.00
5005-00 Contract Property Manager	1,000.00	1,000.00	-	10,000.00	10,000.00	-	12,000.00
5015-00 Printing, Copies & Postage/ Office Supplies	41.49	166.67	125.18	1,574.95	1,666.70	91.75	2,000.00
5020-00 Website	119.63	130.00	10.37	1,916.89	1,300.00	(616.89)	1,560.00
5040-00 Audit/Tax / License/Permits	-	-	-	827.38	530.00	(297.38)	-
5045-00 Legal Services	247.50	166.67	(80.83)	1,575.00	1,666.70	91.70	2,000.00
5051-00 Insurance - Liability	-	7,435.42	7,435.42	217,266.42	74,354.20	(142,912.22)	89,225.00
5070-00 Bank Fees	-	-	-	6.00	-	(6.00)	-
5090-00 MISC- Admin/Storage	43.74	-	(43.74)	43.74	130.00	86.26	-
Total ADMINISTRATIVE	\$2,102.36	\$10,536.01	\$8,433.65	\$244,996.63	\$106,020.10	(\$138,976.53)	\$126,432.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	50,990.77	47,333.30	(3,657.47)	56,800.00
5320-00 Landscape- Other	42.17	350.00	307.83	2,187.17	3,500.00	1,312.83	4,200.00
5325-00 Tree Trim/Removal	2,075.00	625.00	(1,450.00)	7,645.00	6,250.00	(1,395.00)	7,500.00
Total GROUNDS MAINTENANCE	\$6,838.00	\$5,708.33	(\$1,129.67)	\$60,822.94	\$57,083.30	(\$3,739.64)	\$68,500.00
UTILITIES							
5710-00 Electricity	712.00	1,000.00	288.00	8,466.00	10,000.00	1,534.00	12,000.00
5720-00 Gas	19.51	166.67	147.16	1,737.14	1,666.70	(70.44)	2,000.00
5750-00 Water & Sewer	73.33	100.00	26.67	443.74	1,000.00	556.26	1,200.00
5760-00 Trash	2,300.00	1,983.33	(316.67)	23,075.00	19,833.30	(3,241.70)	23,800.00
5770-00 Telephone/Wifi	120.00	41.00	(79.00)	760.24	410.00	(350.24)	492.00
Total UTILITIES	\$3,224.84	\$3,291.00	\$66.16	\$34,482.12	\$32,910.00	(\$1,572.12)	\$39,492.00
AMENITIES							
6000-00 Pool Contract	600.00	641.67	41.67	5,900.00	6,416.70	516.70	7,700.00
6005-00 Pool Supplies	-	-	-	1,687.87	-	(1,687.87)	-
6010-00 Pool Repairs & Maint	-	416.67	416.67	75.00	4,166.70	4,091.70	5,000.00
6055-00 Clubhouse Repairs & Maint	535.00	500.00	(35.00)	2,726.82	5,000.00	2,273.18	6,000.00
6057-00 Pool Gate Card System/Key	-	8.33	8.33	(35.00)	83.30	118.30	100.00
Total AMENITIES	\$1,135.00	\$1,566.67	\$431.67	\$10,354.69	\$15,666.70	\$5,312.01	\$18,800.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	5,659.02	6,643.25	984.23	78,187.25	66,432.50	(11,754.75)	79,719.00
6520-00 Electrical Repairs	-	83.33	83.33	-	833.30	833.30	1,000.00
6521-00 Roof Repairs	-	125.00	125.00	(39,069.44)	1,250.00	40,319.44	1,500.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	5,798.16	6,250.00	451.84	7,500.00
6540-00 Community Relations/Social	-	41.67	41.67	10.72	416.70	405.98	500.00
6585-00 Painting	-	-	-	423.21	-	(423.21)	-
6586-00 Misc Expense	-	83.33	83.33	430.03	833.30	403.27	1,000.00
6595-00 Lighting Repairs & Maint	-	41.67	41.67	222.35	416.70	194.35	500.00
6640-00 Termite Contract	-	-	-	4,560.00	4,560.00	-	-

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

10/01/2023 to 10/31/2023

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	\$4,560.00	\$912.00	\$5,472.00
Total REPAIRS & MAINTENANCE	\$5,659.02	\$8,099.25	\$2,440.23	\$54,210.28	\$85,552.50	\$31,342.22	\$97,191.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	8,325.00	8,325.00	157,754.50	83,250.00	(74,504.50)	99,900.00
8506-00 Capital Expense	-	-	-	(3,200.00)	-	3,200.00	-
Total RESERVE EXPENSES	\$-	\$8,325.00	\$8,325.00	\$154,554.50	\$83,250.00	(\$71,304.50)	\$99,900.00
Total OPERATING EXPENSE	\$18,959.22	\$37,526.26	\$18,567.04	\$559,421.16	\$380,482.60	(\$178,938.56)	\$450,315.00
Net Income:	\$30,340.87	\$1,773.74	\$28,567.13	(\$30,271.04)	\$12,517.40	(\$42,788.44)	\$21,285.00