

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$29,346.23
10-1002-00	Pinnacle - Reserve 9533	116,058.01
10-1007-00	Pinnacle - 9525	276,129.88

Total CASH - OPERATING: \$421,534.12

Total Assets: **\$421,534.12**

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,300.00
20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	13,464.72

Total CURRENT LIABILITIES: \$15,283.45

EQUITY

30-3100-00	Retained Earnings	509,017.70
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Total EQUITY: \$509,017.70

Net Income Gain / Loss (102,767.03) (\$102,767.03)

Total Liabilities & Equity: **\$421,534.12**

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

11/01/2023 to 11/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$37,766.80	\$37,800.00	(\$33.20)	\$405,272.80	\$415,800.00	(\$10,527.20)	\$453,600.00
4001-00 Assessment- Pool Access	525.00	-	525.00	3,150.00	-	3,150.00	-
4020-00 Special Assessment	6,846.20	-	6,846.20	131,148.20	-	131,148.20	-
4025-00 MISC Income	-	-	-	10,508.00	-	10,508.00	-
4030-00 Late Fees	180.00	41.67	138.33	930.00	458.37	471.63	500.00
4055-00 NSF Bank Fees	-	-	-	72.00	-	72.00	-
4080-00 Transfer Fees	200.00	-	200.00	1,600.00	-	1,600.00	-
4081-00 Clubhouse Rental Income	2,360.00	-	2,360.00	12,683.00	-	12,683.00	-
4085-00 Setup Fee	-	750.00	(750.00)	-	8,250.00	(8,250.00)	9,000.00
4510-00 Interest Income - Reserve	1,525.19	-	1,525.19	13,189.31	-	13,189.31	-
4600-00 Reimbursement #1 Income	-	708.33	(708.33)	-	7,791.63	(7,791.63)	8,500.00
Total ASSESSMENT INCOME	\$49,403.19	\$39,300.00	\$10,103.19	\$578,553.31	\$432,300.00	\$146,253.31	\$471,600.00
Total OPERATING INCOME	\$49,403.19	\$39,300.00	\$10,103.19	\$578,553.31	\$432,300.00	\$146,253.31	\$471,600.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	1,637.25	987.25	12,436.25	18,009.75	5,573.50	19,647.00
5005-00 Contract Property Manager	1,000.00	1,000.00	-	11,000.00	11,000.00	-	12,000.00
5015-00 Printing, Copies & Postage/ Office Supplies	75.61	166.67	91.06	1,650.56	1,833.37	182.81	2,000.00
5020-00 Website	119.63	130.00	10.37	2,036.52	1,430.00	(606.52)	1,560.00
5040-00 Audit/Tax / License/Permits	-	-	-	827.38	530.00	(297.38)	-
5045-00 Legal Services	-	166.67	166.67	1,575.00	1,833.37	258.37	2,000.00
5051-00 Insurance - Liability	-	7,435.42	7,435.42	217,266.42	81,789.62	(135,476.80)	89,225.00
5070-00 Bank Fees	-	-	-	6.00	-	(6.00)	-
5090-00 MISC- Admin/Storage	-	-	-	43.74	130.00	86.26	-
Total ADMINISTRATIVE	\$1,845.24	\$10,536.01	\$8,690.77	\$246,841.87	\$116,556.11	(\$130,285.76)	\$126,432.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	55,711.60	52,066.63	(3,644.97)	56,800.00
5320-00 Landscape- Other	-	350.00	350.00	2,812.17	3,850.00	1,037.83	4,200.00
5325-00 Tree Trim/Removal	2,200.00	625.00	(1,575.00)	9,220.00	6,875.00	(2,345.00)	7,500.00
Total GROUNDS MAINTENANCE	\$6,920.83	\$5,708.33	(\$1,212.50)	\$67,743.77	\$62,791.63	(\$4,952.14)	\$68,500.00
UTILITIES							
5710-00 Electricity	658.00	1,000.00	342.00	9,124.00	11,000.00	1,876.00	12,000.00
5720-00 Gas	18.84	166.67	147.83	1,755.98	1,833.37	77.39	2,000.00
5750-00 Water & Sewer	42.09	100.00	57.91	485.83	1,100.00	614.17	1,200.00
5760-00 Trash	2,300.00	1,983.33	(316.67)	25,375.00	21,816.63	(3,558.37)	23,800.00
5770-00 Telephone/Wifi	120.00	41.00	(79.00)	880.24	451.00	(429.24)	492.00
Total UTILITIES	\$3,138.93	\$3,291.00	\$152.07	\$37,621.05	\$36,201.00	(\$1,420.05)	\$39,492.00
AMENITIES							
6000-00 Pool Contract	600.00	641.67	41.67	6,500.00	7,058.37	558.37	7,700.00
6005-00 Pool Supplies	-	-	-	1,687.87	-	(1,687.87)	-
6010-00 Pool Repairs & Maint	90.00	416.67	326.67	165.00	4,583.37	4,418.37	5,000.00
6055-00 Clubhouse Repairs & Maint	538.59	500.00	(38.59)	3,265.41	5,500.00	2,234.59	6,000.00
6057-00 Pool Gate Card System/Key	-	8.33	8.33	(35.00)	91.63	126.63	100.00
Total AMENITIES	\$1,228.59	\$1,566.67	\$338.08	\$11,583.28	\$17,233.37	\$5,650.09	\$18,800.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	3,635.00	6,643.25	3,008.25	81,822.25	73,075.75	(8,746.50)	79,719.00
6520-00 Electrical Repairs	-	83.33	83.33	-	916.63	916.63	1,000.00
6521-00 Roof Repairs	8,175.00	125.00	(8,050.00)	(30,894.44)	1,375.00	32,269.44	1,500.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	5,798.16	6,875.00	1,076.84	7,500.00
6540-00 Community Relations/Social	-	41.67	41.67	10.72	458.37	447.65	500.00
6585-00 Painting	-	-	-	423.21	-	(423.21)	-
6586-00 Misc Expense	-	83.33	83.33	430.03	916.63	486.60	1,000.00
6595-00 Lighting Repairs & Maint	177.59	41.67	(135.92)	399.94	458.37	58.43	500.00
6640-00 Termite Contract	-	-	-	4,560.00	4,560.00	-	-

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

11/01/2023 to 11/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6641-00 Pest Contract	\$912.00	\$456.00	(\$456.00)	\$4,560.00	\$5,016.00	\$456.00	\$5,472.00
Total REPAIRS & MAINTENANCE	\$12,899.59	\$8,099.25	(\$4,800.34)	\$67,109.87	\$93,651.75	\$26,541.88	\$97,191.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	95,866.00	8,325.00	(87,541.00)	253,620.50	91,575.00	(162,045.50)	99,900.00
8506-00 Capital Expense	-	-	-	(3,200.00)	-	3,200.00	-
Total RESERVE EXPENSES	\$95,866.00	\$8,325.00	(\$87,541.00)	\$250,420.50	\$91,575.00	(\$158,845.50)	\$99,900.00
Total OPERATING EXPENSE	\$121,899.18	\$37,526.26	(\$84,372.92)	\$681,320.34	\$418,008.86	(\$263,311.48)	\$450,315.00
 Net Income:	 (\$72,495.99)	 \$1,773.74	 (\$74,269.73)	 (\$102,767.03)	 \$14,291.14	 (\$117,058.17)	 \$21,285.00