

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$54,335.20
10-1002-00	Pinnacle - Reserve 9533	116,526.22
10-1007-00	Pinnacle - 9525	277,243.86

Total CASH - OPERATING: \$448,105.28

Total Assets: \$448,105.28

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,300.00
20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	15,283.52

Total CURRENT LIABILITIES: \$17,102.25

EQUITY

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

Net Income Gain / Loss (78,014.67) (\$78,014.67)

Total Liabilities & Equity: \$448,105.28

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,335.00	\$37,800.00	(\$1,465.00)	\$441,852.80	\$453,600.00	(\$11,747.20)	\$453,600.00
4001-00 Assessment- Pool Access	525.00	-	525.00	3,675.00	-	3,675.00	-
4020-00 Special Assessment	24,992.66	-	24,992.66	156,140.86	-	156,140.86	-
4025-00 MISC Income	-	-	-	10,508.00	-	10,508.00	-
4030-00 Late Fees	20.00	41.63	(21.63)	950.00	500.00	450.00	500.00
4055-00 NSF Bank Fees	-	-	-	72.00	-	72.00	-
4080-00 Transfer Fees	-	-	-	1,600.00	-	1,600.00	-
4081-00 Clubhouse Rental Income	-	-	-	12,683.00	-	12,683.00	-
4085-00 Setup Fee	-	750.00	(750.00)	-	9,000.00	(9,000.00)	9,000.00
4510-00 Interest Income - Reserve	1,582.19	-	1,582.19	14,771.50	-	14,771.50	-
4600-00 Reimbursement #1 Income	-	708.37	(708.37)	-	8,500.00	(8,500.00)	8,500.00
Total ASSESSMENT INCOME	\$63,454.85	\$39,300.00	\$24,154.85	\$642,253.16	\$471,600.00	\$170,653.16	\$471,600.00
Total OPERATING INCOME	\$63,454.85	\$39,300.00	\$24,154.85	\$642,253.16	\$471,600.00	\$170,653.16	\$471,600.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	1,637.25	987.25	13,086.25	19,647.00	6,560.75	19,647.00
5005-00 Contract Property Manager	1,000.00	1,000.00	-	12,000.00	12,000.00	-	12,000.00
5015-00 Printing, Copies & Postage/ Office Supplies	39.31	166.63	127.32	1,689.87	2,000.00	310.13	2,000.00
5020-00 Website	-	130.00	130.00	2,036.52	1,560.00	(476.52)	1,560.00
5040-00 Audit/Tax / License/Permits	-	(530.00)	(530.00)	827.38	-	(827.38)	-
5045-00 Legal Services	-	166.63	166.63	1,575.00	2,000.00	425.00	2,000.00
5051-00 Insurance - Liability	-	7,435.38	7,435.38	217,266.42	89,225.00	(128,041.42)	89,225.00
5070-00 Bank Fees	-	-	-	6.00	-	(6.00)	-
5090-00 MISC- Admin/Storage	-	(130.00)	(130.00)	43.74	-	(43.74)	-
Total ADMINISTRATIVE	\$1,689.31	\$9,875.89	\$8,186.58	\$248,531.18	\$126,432.00	(\$122,099.18)	\$126,432.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	9,441.66	4,733.37	(4,708.29)	65,153.26	56,800.00	(8,353.26)	56,800.00
5320-00 Landscape- Other	-	350.00	350.00	2,812.17	4,200.00	1,387.83	4,200.00
5325-00 Tree Trim/Removal	(1,450.00)	625.00	2,075.00	7,770.00	7,500.00	(270.00)	7,500.00
Total GROUNDS MAINTENANCE	\$7,991.66	\$5,708.37	(\$2,283.29)	\$75,735.43	\$68,500.00	(\$7,235.43)	\$68,500.00
UTILITIES							
5710-00 Electricity	794.00	1,000.00	206.00	9,918.00	12,000.00	2,082.00	12,000.00
5720-00 Gas	88.23	166.63	78.40	1,844.21	2,000.00	155.79	2,000.00
5750-00 Water & Sewer	44.52	100.00	55.48	530.35	1,200.00	669.65	1,200.00
5760-00 Trash	2,300.00	1,983.37	(316.63)	27,675.00	23,800.00	(3,875.00)	23,800.00
5770-00 Telephone/Wifi	120.00	41.00	(79.00)	1,000.24	492.00	(508.24)	492.00
Total UTILITIES	\$3,346.75	\$3,291.00	(\$55.75)	\$40,967.80	\$39,492.00	(\$1,475.80)	\$39,492.00
AMENITIES							
6000-00 Pool Contract	600.00	641.63	41.63	7,100.00	7,700.00	600.00	7,700.00
6005-00 Pool Supplies	-	-	-	1,687.87	-	(1,687.87)	-
6010-00 Pool Repairs & Maint	170.00	416.63	246.63	335.00	5,000.00	4,665.00	5,000.00
6055-00 Clubhouse Repairs & Maint	379.77	500.00	120.23	3,645.18	6,000.00	2,354.82	6,000.00
6057-00 Pool Gate Card System/Key	-	8.37	8.37	(35.00)	100.00	135.00	100.00
Total AMENITIES	\$1,149.77	\$1,566.63	\$416.86	\$12,733.05	\$18,800.00	\$6,066.95	\$18,800.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	18,740.00	6,643.25	(12,096.75)	100,562.25	79,719.00	(20,843.25)	79,719.00
6520-00 Electrical Repairs	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6521-00 Roof Repairs	-	125.00	125.00	(30,894.44)	1,500.00	32,394.44	1,500.00
6525-00 Gutter Maint/Cleaning	5,780.00	625.00	(5,155.00)	11,578.16	7,500.00	(4,078.16)	7,500.00
6540-00 Community Relations/Social	-	41.63	41.63	10.72	500.00	489.28	500.00
6585-00 Painting	-	-	-	423.21	-	(423.21)	-
6586-00 Misc Expense	-	83.37	83.37	430.03	1,000.00	569.97	1,000.00
6595-00 Lighting Repairs & Maint	250.00	41.63	(208.37)	649.94	500.00	(149.94)	500.00
6640-00 Termite Contract	-	(4,560.00)	(4,560.00)	4,560.00	-	(4,560.00)	-

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6641-00 Pest Contract	\$-	\$456.00	\$456.00	\$4,560.00	\$5,472.00	\$912.00	\$5,472.00
Total REPAIRS & MAINTENANCE	\$24,770.00	\$3,539.25	(\$21,230.75)	\$91,879.87	\$97,191.00	\$5,311.13	\$97,191.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	8,325.00	8,325.00	253,620.50	99,900.00	(153,720.50)	99,900.00
8506-00 Capital Expense	-	-	-	(3,200.00)	-	3,200.00	-
Total RESERVE EXPENSES	\$-	\$8,325.00	\$8,325.00	\$250,420.50	\$99,900.00	(\$150,520.50)	\$99,900.00
Total OPERATING EXPENSE	\$38,947.49	\$32,306.14	(\$6,641.35)	\$720,267.83	\$450,315.00	(\$269,952.83)	\$450,315.00
 Net Income:	 \$24,507.36	 \$6,993.86	 \$17,513.50	 (\$78,014.67)	 \$21,285.00	 (\$99,299.67)	 \$21,285.00