

Assets

CASH - OPERATING

10-1001-00 Pinnacle - Operating 9517	\$108,550.86
10-1002-00 Pinnacle - Reserve 9533	249,869.33
10-1007-00 Pinnacle - 9525	287,244.68

Total CASH - OPERATING:		\$645,664.87
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Total Assets:

\$645,664.87

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00 Clearing Acct	(481.27)
20-2100-00 Prepaid Assessments	14,991.87

Total CURRENT LIABILITIES:		\$14,510.60
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EQUITY

30-3100-00 Retained Earnings	434,109.45
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Total EQUITY:		\$434,109.45
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Net Income Gain / Loss	197,044.82	
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\$197,044.82

Total Liabilities & Equity:

\$645,664.87

Income Statement - Operating
RIVER PLANTATION SECTION 8 HOA
09/01/2024 to 09/30/2024

Date: 10/2/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$35,942.69	\$37,791.67	(\$1,848.98)	\$335,593.94	\$340,125.03	(\$4,531.09)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	4,725.00	-	4,725.00	-
4010-00 Assessment-Insurance	21,884.90	27,666.67	(5,781.77)	137,632.45	83,000.01	54,632.44	166,000.00
4020-00 Special Assessment	579.85	12,775.00	(12,195.15)	134,318.34	114,975.00	19,343.34	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	7,875.00	(7,875.00)	10,500.00
4030-00 Late Fees	34.40	-	34.40	991.92	-	991.92	-
4080-00 Transfer Fees	400.00	-	400.00	2,400.00	-	2,400.00	-
4081-00 Clubhouse Rental Income	1,240.00	833.33	406.67	8,950.00	7,499.97	1,450.03	10,000.00
4510-00 Interest Income - Reserve	2,008.48	-	2,008.48	18,343.93	-	18,343.93	-
4520-00 Settlement Income (Piedmont Gas Funds)	-	1,167.00	(1,167.00)	-	3,501.00	(3,501.00)	7,000.00
Total ASSESSMENT INCOME	\$62,615.32	\$81,108.67	(\$18,493.35)	\$642,955.58	\$556,976.01	\$85,979.57	\$800,300.00
Total OPERATING INCOME	\$62,615.32	\$81,108.67	(\$18,493.35)	\$642,955.58	\$556,976.01	\$85,979.57	\$800,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	5,850.00	6,300.00	450.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	10,800.00	10,800.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	84.38	291.67	207.29	1,546.91	2,625.03	1,078.12	3,500.00
5020-00 Website	348.28	191.67	(156.61)	1,813.54	1,725.03	(88.51)	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.33	133.33	3,862.17	1,199.97	(2,662.20)	1,600.00
5045-00 Legal Services	4,965.00	416.67	(4,548.33)	5,320.00	3,750.03	(1,569.97)	5,000.00
5051-00 Insurance - Liability	-	27,666.67	27,666.67	162,500.29	83,000.01	(79,500.28)	166,000.00
5080-00 Security	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
Total ADMINISTRATIVE	\$7,247.66	\$30,875.01	\$23,627.35	\$191,692.91	\$111,875.07	(\$79,817.84)	\$204,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	37,766.64	42,599.97	4,833.33	56,800.00
5320-00 Landscape- Other	305.00	2,416.67	2,111.67	9,510.00	14,750.01	5,240.01	22,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	6,750.00	5,850.00	9,000.00
Total GROUNDS MAINTENANCE	\$5,025.83	\$7,900.00	\$2,874.17	\$48,176.64	\$64,099.98	\$15,923.34	\$87,800.00
UTILITIES							
5710-00 Electricity	1,035.00	1,000.00	(35.00)	7,939.00	9,000.00	1,061.00	12,000.00
5720-00 Gas	19.32	166.67	147.35	1,627.48	1,500.03	(127.45)	2,000.00
5750-00 Water & Sewer	50.15	83.33	33.18	356.07	749.97	393.90	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	20,700.00	20,850.03	150.03	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	1,080.00	1,500.03	420.03	2,000.00
Total UTILITIES	\$3,524.47	\$3,733.34	\$208.87	\$31,702.55	\$33,600.06	\$1,897.51	\$44,800.00
AMENITIES							
6000-00 Pool Contract	650.00	650.00	-	5,800.00	5,850.00	50.00	7,800.00
6010-00 Pool Repairs & Maint	21.82	558.33	536.51	5,173.51	5,024.97	(148.54)	6,700.00
6055-00 Clubhouse Repairs & Maint	200.00	833.33	633.33	4,264.82	7,499.97	3,235.15	10,000.00
Total AMENITIES	\$871.82	\$2,041.66	\$1,169.84	\$15,238.33	\$18,374.94	\$3,136.61	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	6,214.03	3,333.33	(2,880.70)	27,882.48	29,999.97	2,117.49	40,000.00
6510-00 Building Maintenance/Repairs	2,122.08	5,166.67	3,044.59	23,629.85	46,500.03	22,870.18	62,000.00
6521-00 Roof Repairs	485.00	416.67	(68.33)	1,144.69	3,750.03	2,605.34	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	22,500.00	22,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	5,625.00	5,625.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	3,449.97	(1,110.03)	4,600.00
6641-00 Pest Contract	-	366.67	366.67	4,212.00	3,300.03	(911.97)	4,400.00
Total REPAIRS & MAINTENANCE	\$8,821.11	\$12,958.34	\$4,137.23	\$61,429.02	\$116,625.06	\$55,196.04	\$155,500.00

Income Statement - Operating
RIVER PLANTATION SECTION 8 HOA
09/01/2024 to 09/30/2024

Date: 10/2/2024
Time: 11:01 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	\$-	\$7,916.67	\$7,916.67	\$97,671.31	\$71,250.03	(\$26,421.28)	\$95,000.0
Total RESERVE EXPENSES	<u>\$-</u>	<u>\$7,916.67</u>	<u>\$7,916.67</u>	<u>\$97,671.31</u>	<u>\$71,250.03</u>	<u>(\$26,421.28)</u>	<u>\$95,000.0</u>
Total OPERATING EXPENSE	<u>\$25,490.89</u>	<u>\$65,425.02</u>	<u>\$39,934.13</u>	<u>\$445,910.76</u>	<u>\$415,825.14</u>	<u>(\$30,085.62)</u>	<u>\$612,100.0</u>
 Net Income:	 <u>\$37,124.43</u>	 <u>\$15,683.65</u>	 <u>\$21,440.78</u>	 <u>\$197,044.82</u>	 <u>\$141,150.87</u>	 <u>\$55,893.95</u>	 <u>\$188,200.0</u>