

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$75,142.58
10-1002-00	Pinnacle - Reserve 9533	310,973.86
10-1007-00	Pinnacle - 9525	288,281.52

Total CASH - OPERATING: \$674,397.96

Total Assets: \$674,397.96

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	16,251.88

Total CURRENT LIABILITIES: \$15,770.61

EQUITY

30-3100-00	Retained Earnings	434,109.45
------------	-------------------	------------

Total EQUITY: \$434,109.45

Net Income Gain / Loss 224,517.90 \$224,517.90

Total Liabilities & Equity: \$674,397.96

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

10/01/2024 to 10/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$37,237.31	\$37,791.67	(\$554.36)	\$373,076.25	\$377,916.70	(\$4,840.45)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	5,250.00	-	5,250.00	-
4010-00 Assessment-Insurance	10,790.27	27,666.67	(16,876.40)	148,619.97	110,666.68	37,953.29	166,000.00
4020-00 Special Assessment	1,012.66	12,775.00	(11,762.34)	135,156.35	127,750.00	7,406.35	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	8,750.00	(8,750.00)	10,500.00
4030-00 Late Fees	180.00	-	180.00	1,171.92	-	1,171.92	-
4080-00 Transfer Fees	-	-	-	2,400.00	-	2,400.00	-
4081-00 Clubhouse Rental Income	880.00	833.33	46.67	9,830.00	8,333.30	1,496.70	10,000.00
4510-00 Interest Income - Reserve	2,141.37	-	2,141.37	20,485.30	-	20,485.30	-
4520-00 Settlement Income (Piedmont Gas Funds)	-	1,167.00	(1,167.00)	-	4,668.00	(4,668.00)	7,000.00
Total ASSESSMENT INCOME	\$52,766.61	\$81,108.67	(\$28,342.06)	\$695,989.79	\$638,084.68	\$57,905.11	\$800,300.00
Total OPERATING INCOME	\$52,766.61	\$81,108.67	(\$28,342.06)	\$695,989.79	\$638,084.68	\$57,905.11	\$800,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	6,500.00	7,000.00	500.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	12,000.00	12,000.00	-	14,400.00
5015-00 Printing, Copies & Postage/Office Supplies	24.24	291.67	267.43	1,571.15	2,916.70	1,345.55	3,500.00
5020-00 Website	119.63	191.67	72.04	1,933.17	1,916.70	(16.47)	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.33	133.33	3,862.17	1,333.30	(2,528.87)	1,600.00
5045-00 Legal Services	145.88	416.67	270.79	2,768.38	4,166.70	1,398.32	5,000.00
5051-00 Insurance - Liability	1,269.99	27,666.67	26,396.68	166,467.78	110,666.68	(55,801.10)	166,000.00
5080-00 Security	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
Total ADMINISTRATIVE	\$3,409.74	\$30,875.01	\$27,465.27	\$195,102.65	\$142,750.08	(\$52,352.57)	\$204,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	42,487.47	47,333.30	4,845.83	56,800.00
5320-00 Landscape- Other	100.00	2,416.67	2,316.67	9,610.00	17,166.68	7,556.68	22,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	7,500.00	6,600.00	9,000.00
Total GROUNDS MAINTENANCE	\$4,820.83	\$7,900.00	\$3,079.17	\$52,997.47	\$71,999.98	\$19,002.51	\$87,800.00
UTILITIES							
5710-00 Electricity	881.00	1,000.00	119.00	8,820.00	10,000.00	1,180.00	12,000.00
5720-00 Gas	20.32	166.67	146.35	1,647.80	1,666.70	18.90	2,000.00
5750-00 Water & Sewer	45.70	83.33	37.63	401.77	833.30	431.53	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	23,000.00	23,166.70	166.70	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	1,200.00	1,666.70	466.70	2,000.00
Total UTILITIES	\$3,367.02	\$3,733.34	\$366.32	\$35,069.57	\$37,333.40	\$2,263.83	\$44,800.00
AMENITIES							
6000-00 Pool Contract	650.00	650.00	-	6,450.00	6,500.00	50.00	7,800.00
6010-00 Pool Repairs & Maint	1,350.00	558.33	(791.67)	6,523.51	5,583.30	(940.21)	6,700.00
6055-00 Clubhouse Repairs & Maint	509.82	833.33	323.51	4,774.64	8,333.30	3,558.66	10,000.00
Total AMENITIES	\$2,509.82	\$2,041.66	(\$468.16)	\$17,748.15	\$20,416.60	\$2,668.45	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	10,500.00	3,333.33	(7,166.67)	38,382.48	33,333.30	(5,049.18)	40,000.00
6510-00 Building Maintenance/Repairs	340.53	5,166.67	4,826.14	23,970.38	51,666.70	27,696.32	62,000.00
6520-00 Electrical Repairs	150.00	-	(150.00)	150.00	-	(150.00)	-
6521-00 Roof Repairs	-	416.67	416.67	1,144.69	4,166.70	3,022.01	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	25,000.00	25,000.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	6,250.00	6,250.00	7,500.00
6586-00 Misc Expense	60.00	166.67	106.67	60.00	1,666.70	1,606.70	2,000.00
6595-00 Lighting Repairs & Maint	403.19	-	(403.19)	403.19	-	(403.19)	-
6640-00 Termite Contract	-	383.33	383.33	4,560.00	3,833.30	(726.70)	4,600.00
6641-00 Pest Contract	-	366.67	366.67	4,212.00	3,666.70	(545.30)	4,400.00
Total REPAIRS & MAINTENANCE	\$11,453.72	\$12,958.34	\$1,504.62	\$72,882.74	\$129,583.40	\$56,700.66	\$155,500.00

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

10/01/2024 to 10/31/2024

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	\$79,166.70	(\$18,504.61)	\$95,000.00
Total RESERVE EXPENSES	<u>\$-</u>	<u>\$7,916.67</u>	<u>\$7,916.67</u>	<u>\$97,671.31</u>	<u>\$79,166.70</u>	<u>(\$18,504.61)</u>	<u>\$95,000.00</u>
Total OPERATING EXPENSE	<u>\$25,561.13</u>	<u>\$65,425.02</u>	<u>\$39,863.89</u>	<u>\$471,471.89</u>	<u>\$481,250.16</u>	<u>\$9,778.27</u>	<u>\$612,100.00</u>
 Net Income:	 <u>\$27,205.48</u>	 <u>\$15,683.65</u>	 <u>\$11,521.83</u>	 <u>\$224,517.90</u>	 <u>\$156,834.52</u>	 <u>\$67,683.38</u>	 <u>\$188,200.00</u>