

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$98,947.23
10-1002-00	Pinnacle - Reserve 9533	312,019.67
10-1007-00	Pinnacle - 9525	289,251.01

Total CASH - OPERATING:

\$700,217.91

Total Assets:

\$700,217.91

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	12,897.44

Total CURRENT LIABILITIES:

\$12,416.17

EQUITY

30-3100-00	Retained Earnings	434,109.45
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Total EQUITY:

\$434,109.45

Net Income Gain / Loss

253,692.29

\$253,692.29

Total Liabilities & Equity:

\$700,217.91

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

11/01/2024 to 11/30/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$35,882.42	\$37,791.67	(\$1,909.25)	\$408,713.67	\$415,708.37	(\$6,994.70)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	5,775.00	-	5,775.00	-
4010-00 Assessment-Insurance	3,189.90	27,666.67	(24,476.77)	152,054.87	138,333.35	13,721.52	166,000.00
4020-00 Special Assessment	1,776.60	12,775.00	(10,998.40)	136,932.95	140,525.00	(3,592.05)	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	9,625.00	(9,625.00)	10,500.00
4030-00 Late Fees	145.60	-	145.60	1,317.52	-	1,317.52	-
4080-00 Transfer Fees	200.00	-	200.00	2,600.00	-	2,600.00	-
4081-00 Clubhouse Rental Income	870.00	833.33	36.67	10,700.00	9,166.63	1,533.37	10,000.00
4510-00 Interest Income - Reserve	2,015.30	-	2,015.30	22,500.60	-	22,500.60	-
4520-00 Settlement Income (Piedmont Gas Funds)	-	1,167.00	(1,167.00)	-	5,835.00	(5,835.00)	7,000.00
Total ASSESSMENT INCOME	\$44,604.82	\$81,108.67	(\$36,503.85)	\$740,594.61	\$719,193.35	\$21,401.26	\$800,300.00
Total OPERATING INCOME	\$44,604.82	\$81,108.67	(\$36,503.85)	\$740,594.61	\$719,193.35	\$21,401.26	\$800,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	7,150.00	7,700.00	550.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	13,200.00	13,200.00	-	14,400.00
5015-00 Printing, Copies & Postage/Office Supplies	-	291.67	291.67	1,571.15	3,208.37	1,637.22	3,500.00
5020-00 Website	160.78	191.67	30.89	2,093.95	2,108.37	14.42	2,300.00
5040-00 Audit/Tax / License/Permits	49.22	133.33	84.11	3,911.39	1,466.63	(2,444.76)	1,600.00
5045-00 Legal Services	-	416.67	416.67	2,768.38	4,583.37	1,814.99	5,000.00
5051-00 Insurance - Liability	-	27,666.67	27,666.67	166,467.78	138,333.35	(28,134.43)	166,000.00
5080-00 Security	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	1,650.00	1,650.00	1,800.00
Total ADMINISTRATIVE	\$2,060.00	\$30,875.01	\$28,815.01	\$197,162.65	\$173,625.09	(\$23,537.56)	\$204,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	-	4,733.33	4,733.33	42,487.47	52,066.63	9,579.16	56,800.00
5320-00 Landscape- Other	105.89	2,416.67	2,310.78	9,715.89	19,583.35	9,867.46	22,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	8,250.00	7,350.00	9,000.00
Total GROUNDS MAINTENANCE	\$105.89	\$7,900.00	\$7,794.11	\$53,103.36	\$79,899.98	\$26,796.62	\$87,800.00
UTILITIES							
5710-00 Electricity	760.00	1,000.00	240.00	9,580.00	11,000.00	1,420.00	12,000.00
5720-00 Gas	22.43	166.67	144.24	1,670.23	1,833.37	163.14	2,000.00
5750-00 Water & Sewer	46.20	83.33	37.13	447.97	916.63	468.66	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	25,300.00	25,483.37	183.37	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	1,320.00	1,833.37	513.37	2,000.00
Total UTILITIES	\$3,248.63	\$3,733.34	\$484.71	\$38,318.20	\$41,066.74	\$2,748.54	\$44,800.00
AMENITIES							
6000-00 Pool Contract	650.00	650.00	-	7,100.00	7,150.00	50.00	7,800.00
6010-00 Pool Repairs & Maint	-	558.33	558.33	6,523.51	6,141.63	(381.88)	6,700.00
6055-00 Clubhouse Repairs & Maint	1,131.93	833.33	(298.60)	5,906.57	9,166.63	3,260.06	10,000.00
Total AMENITIES	\$1,781.93	\$2,041.66	\$259.73	\$19,530.08	\$22,458.26	\$2,928.18	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	5,435.00	3,333.33	(2,101.67)	43,817.48	36,666.63	(7,150.85)	40,000.00
6510-00 Building Maintenance/Repairs	938.91	5,166.67	4,227.76	24,909.29	56,833.37	31,924.08	62,000.00
6520-00 Electrical Repairs	464.49	-	(464.49)	614.49	-	(614.49)	-
6521-00 Roof Repairs	-	416.67	416.67	1,144.69	4,583.37	3,438.68	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	27,500.00	27,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	6,875.00	6,875.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	60.00	1,833.37	1,773.37	2,000.00
6595-00 Lighting Repairs & Maint	295.58	-	(295.58)	698.77	-	(698.77)	-
6640-00 Termite Contract	-	383.33	383.33	4,560.00	4,216.63	(343.37)	4,600.00
6641-00 Pest Contract	1,100.00	366.67	(733.33)	5,312.00	4,033.37	(1,278.63)	4,400.00
Total REPAIRS & MAINTENANCE	\$8,233.98	\$12,958.34	\$4,724.36	\$81,116.72	\$142,541.74	\$61,425.02	\$155,500.00

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

11/01/2024 to 11/30/2024

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	\$87,083.37	(\$10,587.94)	\$95,000.00
Total RESERVE EXPENSES	<u>\$-</u>	<u>\$7,916.67</u>	<u>\$7,916.67</u>	<u>\$97,671.31</u>	<u>\$87,083.37</u>	<u>(\$10,587.94)</u>	<u>\$95,000.00</u>
Total OPERATING EXPENSE	<u>\$15,430.43</u>	<u>\$65,425.02</u>	<u>\$49,994.59</u>	<u>\$486,902.32</u>	<u>\$546,675.18</u>	<u>\$59,772.86</u>	<u>\$612,100.00</u>
Net Income:	<u>\$29,174.39</u>	<u>\$15,683.65</u>	<u>\$13,490.74</u>	<u>\$253,692.29</u>	<u>\$172,518.17</u>	<u>\$81,174.12</u>	<u>\$188,200.00</u>