

**Assets**

**CASH - OPERATING**

|                         |                           |             |                            |
|-------------------------|---------------------------|-------------|----------------------------|
| 10-1001-00              | Pinnacle - Operating 9517 | \$45,925.10 |                            |
| 10-1002-00              | Pinnacle - Reserve 9533   | 331,331.50  |                            |
| 10-1007-00              | Pinnacle - 9525           | 292,866.82  |                            |
| Total CASH - OPERATING: |                           |             | <u>\$670,123.42</u>        |
| <b>Total Assets:</b>    |                           |             | <u><b>\$670,123.42</b></u> |

**Liabilities & Equity**

**CURRENT LIABILITIES**

|                            |                     |           |                    |
|----------------------------|---------------------|-----------|--------------------|
| 20-2050-00                 | Clearing Acct       | (481.27)  |                    |
| 20-2100-00                 | Prepaid Assessments | 20,119.31 |                    |
| Total CURRENT LIABILITIES: |                     |           | <u>\$19,638.04</u> |

**EQUITY**

|                                        |                   |                    |                            |
|----------------------------------------|-------------------|--------------------|----------------------------|
| 30-3100-00                             | Retained Earnings | 690,588.64         |                            |
| Total EQUITY:                          |                   |                    | <u>\$690,588.64</u>        |
| Net Income Gain / Loss                 |                   | <u>(40,103.26)</u> | <u>(\$40,103.26)</u>       |
| <b>Total Liabilities &amp; Equity:</b> |                   |                    | <u><b>\$670,123.42</b></u> |



## Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

03/01/2025 to 03/31/2025

| Description                                            | Current Period |             |              | Year-to-date |              |              | Annual Budget |
|--------------------------------------------------------|----------------|-------------|--------------|--------------|--------------|--------------|---------------|
|                                                        | Actual         | Budget      | Variance     | Actual       | Budget       | Variance     |               |
| OPERATING INCOME                                       |                |             |              |              |              |              |               |
| ASSESSMENT INCOME                                      |                |             |              |              |              |              |               |
| 4000-00 Assessments                                    | \$37,140.87    | \$37,791.67 | (\$650.80)   | \$111,756.35 | \$113,375.01 | (\$1,618.66) | \$453,500.00  |
| 4001-00 Assessment- Pool Access                        | 490.00         | -           | 490.00       | 1,890.00     | -            | 1,890.00     | -             |
| 4010-00 Assessment-Insurance                           | 713.04         | -           | 713.04       | 7,186.12     | -            | 7,186.12     | -             |
| 4020-00 Special Assessment                             | 47.90          | -           | 47.90        | 47.90        | -            | 47.90        | -             |
| 4030-00 Late Fees                                      | 436.10         | -           | 436.10       | 576.10       | -            | 576.10       | -             |
| 4080-00 Transfer Fees                                  | -              | -           | -            | 200.00       | -            | 200.00       | -             |
| 4081-00 Clubhouse Rental Income                        | 420.00         | 833.33      | (413.33)     | 2,375.00     | 2,499.99     | (124.99)     | 10,000.00     |
| 4510-00 Interest Income - Reserve                      | 1,939.95       | 1,250.00    | 689.95       | 5,845.62     | 3,750.00     | 2,095.62     | 15,000.00     |
| Total ASSESSMENT INCOME                                | \$41,187.86    | \$39,875.00 | \$1,312.86   | \$129,877.09 | \$119,625.00 | \$10,252.09  | \$478,500.00  |
| Total OPERATING INCOME                                 | \$41,187.86    | \$39,875.00 | \$1,312.86   | \$129,877.09 | \$119,625.00 | \$10,252.09  | \$478,500.00  |
| OPERATING EXPENSE                                      |                |             |              |              |              |              |               |
| ADMINISTRATIVE                                         |                |             |              |              |              |              |               |
| 5000-00 Management Contract                            | 650.00         | 650.00      | -            | 1,950.00     | 1,950.00     | -            | 7,800.00      |
| 5005-00 Contract Property Manager                      | 1,300.00       | 1,300.00    | -            | 3,900.00     | 3,900.00     | -            | 15,600.00     |
| 5015-00 Printing, Copies & Postage/<br>Office Supplies | 85.42          | 291.67      | 206.25       | 108.09       | 875.01       | 766.92       | 3,500.00      |
| 5020-00 Website                                        | 130.60         | 216.67      | 86.07        | 544.60       | 650.01       | 105.41       | 2,600.00      |
| 5040-00 Audit/Tax / License/Permits                    | -              | 416.67      | 416.67       | 6,731.95     | 1,250.01     | (5,481.94)   | 5,000.00      |
| 5045-00 Legal Services                                 | 160.75         | 416.67      | 255.92       | 160.75       | 1,250.01     | 1,089.26     | 5,000.00      |
| 5051-00 Insurance - Liability                          | (2,947.24)     | -           | 2,947.24     | (2,947.24)   | -            | 2,947.24     | -             |
| 5080-00 Security                                       | -              | 125.00      | 125.00       | -            | 375.00       | 375.00       | 1,500.00      |
| 5090-00 MISC- Admin/Storage                            | -              | 150.00      | 150.00       | -            | 450.00       | 450.00       | 1,800.00      |
| Total ADMINISTRATIVE                                   | (\$620.47)     | \$3,566.68  | \$4,187.15   | \$10,448.15  | \$10,700.04  | \$251.89     | \$42,800.00   |
| GROUNDS MAINTENANCE                                    |                |             |              |              |              |              |               |
| 5300-00 Grounds- Contract                              | 4,720.83       | 4,733.33    | 12.50        | 9,441.66     | 14,199.99    | 4,758.33     | 56,800.00     |
| 5320-00 Landscape- Other                               | 3,158.48       | 1,250.00    | (1,908.48)   | 4,968.48     | 3,750.00     | (1,218.48)   | 15,000.00     |
| 5325-00 Tree Trim/Removal                              | -              | 750.00      | 750.00       | 730.00       | 2,250.00     | 1,520.00     | 9,000.00      |
| Total GROUNDS MAINTENANCE                              | \$7,879.31     | \$6,733.33  | (\$1,145.98) | \$15,140.14  | \$20,199.99  | \$5,059.85   | \$80,800.00   |
| UTILITIES                                              |                |             |              |              |              |              |               |
| 5710-00 Electricity                                    | 899.00         | 1,000.00    | 101.00       | 2,661.00     | 3,000.00     | 339.00       | 12,000.00     |
| 5720-00 Gas                                            | 392.33         | 191.67      | (200.66)     | 1,041.84     | 575.01       | (466.83)     | 2,300.00      |
| 5750-00 Water & Sewer                                  | 207.62         | 83.33       | (124.29)     | 299.05       | 249.99       | (49.06)      | 1,000.00      |
| 5760-00 Trash                                          | 2,360.00       | 2,341.67    | (18.33)      | 6,960.00     | 7,025.01     | 65.01        | 28,100.00     |
| 5770-00 Telephone/Wifi                                 | 120.00         | 141.67      | 21.67        | 360.00       | 425.01       | 65.01        | 1,700.00      |
| Total UTILITIES                                        | \$3,978.95     | \$3,758.34  | (\$220.61)   | \$11,321.89  | \$11,275.02  | (\$46.87)    | \$45,100.00   |
| AMENITIES                                              |                |             |              |              |              |              |               |
| 6000-00 Pool Contract                                  | 700.00         | 700.00      | -            | 2,050.00     | 2,100.00     | 50.00        | 8,400.00      |
| 6010-00 Pool Repairs & Maint                           | 420.00         | -           | (420.00)     | 420.00       | -            | (420.00)     | 6,700.00      |
| 6055-00 Clubhouse Repairs & Maint                      | 213.00         | 833.33      | 620.33       | 1,036.92     | 2,499.99     | 1,463.07     | 10,000.00     |
| Total AMENITIES                                        | \$1,333.00     | \$1,533.33  | \$200.33     | \$3,506.92   | \$4,599.99   | \$1,093.07   | \$25,100.00   |
| REPAIRS & MAINTENANCE                                  |                |             |              |              |              |              |               |
| 6505-00 Building Refurbish                             | -              | 5,166.67    | 5,166.67     | -            | 15,500.01    | 15,500.01    | 62,000.00     |
| 6510-00 Building Maintenance/Repairs                   | 1,614.28       | 3,333.33    | 1,719.05     | 2,655.15     | 9,999.99     | 7,344.84     | 40,000.00     |
| 6521-00 Roof Repairs                                   | -              | 416.67      | 416.67       | -            | 1,250.01     | 1,250.01     | 5,000.00      |
| 6522-00 Foundation Repairs                             | 20,930.00      | 2,500.00    | (18,430.00)  | 20,930.00    | 7,500.00     | (13,430.00)  | 30,000.00     |
| 6525-00 Gutter Maint/Cleaning                          | -              | -           | -            | -            | -            | -            | 7,500.00      |
| 6586-00 Misc Expense                                   | -              | 166.67      | 166.67       | 35.10        | 500.01       | 464.91       | 2,000.00      |
| 6640-00 Termite Contract                               | -              | 1,916.67    | 1,916.67     | 23,000.00    | 5,750.01     | (17,249.99)  | 23,000.00     |
| 6641-00 Pest Contract                                  | -              | -           | -            | 1,100.00     | 1,100.00     | -            | 4,400.00      |
| Total REPAIRS & MAINTENANCE                            | \$22,544.28    | \$13,500.01 | (\$9,044.27) | \$47,720.25  | \$41,600.03  | (\$6,120.22) | \$173,900.00  |
| RESERVE EXPENSES                                       |                |             |              |              |              |              |               |
| 8505-00 Capital Expense- Roof Replacement              | 55,543.00      | 82,000.00   | 26,457.00    | 81,843.00    | 82,000.00    | 157.00       | 82,000.00     |
| Total RESERVE EXPENSES                                 | \$55,543.00    | \$82,000.00 | \$26,457.00  | \$81,843.00  | \$82,000.00  | \$157.00     | \$82,000.00   |



## Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

03/01/2025 to 03/31/2025

| Description                    | Current Period              |                             |                           | Year-to-date                |                             |                           | Annual Budget             |
|--------------------------------|-----------------------------|-----------------------------|---------------------------|-----------------------------|-----------------------------|---------------------------|---------------------------|
|                                | Actual                      | Budget                      | Variance                  | Actual                      | Budget                      | Variance                  |                           |
| <b>Total OPERATING EXPENSE</b> | <b>\$90,658.07</b>          | <b>\$111,091.69</b>         | <b>\$20,433.62</b>        | <b>\$169,980.35</b>         | <b>\$170,375.07</b>         | <b>\$394.72</b>           | <b>\$449,700.00</b>       |
| <b>Net Income:</b>             | <b><u>(\$49,470.21)</u></b> | <b><u>(\$71,216.69)</u></b> | <b><u>\$21,746.48</u></b> | <b><u>(\$40,103.26)</u></b> | <b><u>(\$50,750.07)</u></b> | <b><u>\$10,646.81</u></b> | <b><u>\$28,800.00</u></b> |