

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,006.68	\$37,791.67	(\$1,784.99)	\$147,763.03	\$151,166.68	(\$3,403.65)	\$453,500.00
4001-00 Assessment- Pool Access	490.00	-	490.00	2,380.00	-	2,380.00	-
4010-00 Assessment-Insurance	55.00	-	55.00	7,241.12	-	7,241.12	-
4020-00 Special Assessment	-	-	-	47.90	-	47.90	-
4030-00 Late Fees	40.00	-	40.00	616.10	-	616.10	-
4040-00 Violation Income	108.00	-	108.00	108.00	-	108.00	-
4080-00 Transfer Fees	200.00	-	200.00	400.00	-	400.00	-
4081-00 Clubhouse Rental Income	1,015.00	833.33	181.67	3,390.00	3,333.32	56.68	10,000.00
4510-00 Interest Income - Reserve	1,846.95	1,250.00	596.95	7,692.57	5,000.00	2,692.57	15,000.00
Total ASSESSMENT INCOME	\$39,761.63	\$39,875.00	(\$113.37)	\$169,638.72	\$159,500.00	\$10,138.72	\$478,500.00
Total OPERATING INCOME	\$39,761.63	\$39,875.00	(\$113.37)	\$169,638.72	\$159,500.00	\$10,138.72	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	2,600.00	2,600.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	5,200.00	5,200.00	-	15,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	12.12	291.67	279.55	120.21	1,166.68	1,046.47	3,500.00
5020-00 Website	298.48	216.67	(81.81)	843.08	866.68	23.60	2,600.00
5040-00 Audit/Tax / License/Permits	-	416.67	416.67	6,731.95	1,666.68	(5,065.27)	5,000.00
5045-00 Legal Services	75.00	416.67	341.67	235.75	1,666.68	1,430.93	5,000.00
5051-00 Insurance - Liability	-	-	-	(2,947.24)	-	2,947.24	-
5080-00 Security	-	125.00	125.00	-	500.00	500.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	600.00	600.00	1,800.00
Total ADMINISTRATIVE	\$2,335.60	\$3,566.68	\$1,231.08	\$12,783.75	\$14,266.72	\$1,482.97	\$42,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	14,162.49	18,933.32	4,770.83	56,800.00
5320-00 Landscape- Other	687.24	1,250.00	562.76	5,655.72	5,000.00	(655.72)	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	730.00	3,000.00	2,270.00	9,000.00
Total GROUNDS MAINTENANCE	\$5,408.07	\$6,733.33	\$1,325.26	\$20,548.21	\$26,933.32	\$6,385.11	\$80,800.00
UTILITIES							
5710-00 Electricity	886.00	1,000.00	114.00	3,547.00	4,000.00	453.00	12,000.00
5720-00 Gas	347.25	191.67	(155.58)	1,389.09	766.68	(622.41)	2,300.00
5750-00 Water & Sewer	108.68	83.33	(25.35)	407.73	333.32	(74.41)	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	9,260.00	9,366.68	106.68	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	480.00	566.68	86.68	1,700.00
Total UTILITIES	\$3,761.93	\$3,758.34	(\$3.59)	\$15,083.82	\$15,033.36	(\$50.46)	\$45,100.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	2,750.00	2,800.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	80.43	1,117.00	1,036.57	500.43	1,117.00	616.57	6,700.00
6055-00 Clubhouse Repairs & Maint	110.90	833.33	722.43	1,147.82	3,333.32	2,185.50	10,000.00
Total AMENITIES	\$891.33	\$2,650.33	\$1,759.00	\$4,398.25	\$7,250.32	\$2,852.07	\$25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	29.66	5,166.67	5,137.01	29.66	20,666.68	20,637.02	62,000.00
6510-00 Building Maintenance/Repairs	5,431.90	3,333.33	(2,098.57)	8,087.05	13,333.32	5,246.27	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	20,930.00	10,000.00	(10,930.00)	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	105.35	166.67	61.32	140.45	666.68	526.23	2,000.00
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	7,666.68	(15,333.32)	23,000.00
6641-00 Pest Contract	1,100.00	1,100.00	-	2,200.00	2,200.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$6,666.91	\$14,600.01	\$7,933.10	\$54,387.16	\$56,200.04	\$1,812.88	\$173,900.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	-	-	81,843.00	82,000.00	157.00	82,000.00
Total RESERVE EXPENSES	\$-	\$-	\$-	\$81,843.00	\$82,000.00	\$157.00	\$82,000.00

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

04/01/2025 to 04/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$19,063.84	\$31,308.69	\$12,244.85	\$189,044.19	\$201,683.76	\$12,639.57	\$449,700.00
Net Income:	\$20,697.79	\$8,566.31	\$12,131.48	(\$19,405.47)	(\$42,183.76)	\$22,778.29	\$28,800.00

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$66,656.95	
10-1002-00	Pinnacle - Reserve 9533	332,311.88	
10-1007-00	Pinnacle - 9525	293,733.39	
Total CASH - OPERATING:			<u>\$692,702.22</u>
Total Assets:			<u><u>\$692,702.22</u></u>

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)	
20-2100-00	Prepaid Assessments	22,000.32	
Total CURRENT LIABILITIES:			<u>\$21,519.05</u>
EQUITY			
30-3100-00	Retained Earnings	690,588.64	
Total EQUITY:			<u>\$690,588.64</u>
	Net Income Gain / Loss	<u>(19,405.47)</u>	<u>(\$19,405.47)</u>
Total Liabilities & Equity:			<u><u>\$692,702.22</u></u>