

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

05/01/2025 to 05/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,927.47	\$37,791.67	(\$864.20)	\$184,690.50	\$188,958.35	(\$4,267.85)	\$453,500.00
4001-00 Assessment- Pool Access	490.00	-	490.00	2,870.00	-	2,870.00	-
4010-00 Assessment-Insurance	-	-	-	7,241.12	-	7,241.12	-
4020-00 Special Assessment	-	-	-	47.90	-	47.90	-
4030-00 Late Fees	20.00	-	20.00	636.10	-	636.10	-
4040-00 Violation Income	108.00	-	108.00	216.00	-	216.00	-
4080-00 Transfer Fees	-	-	-	400.00	-	400.00	-
4081-00 Clubhouse Rental Income	1,120.00	833.33	286.67	4,510.00	4,166.65	343.35	10,000.00
4510-00 Interest Income - Reserve	1,914.16	1,250.00	664.16	9,606.73	6,250.00	3,356.73	15,000.00
Total ASSESSMENT INCOME	\$40,579.63	\$39,875.00	\$704.63	\$210,218.35	\$199,375.00	\$10,843.35	\$478,500.00
Total OPERATING INCOME	\$40,579.63	\$39,875.00	\$704.63	\$210,218.35	\$199,375.00	\$10,843.35	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	3,250.00	3,250.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	6,500.00	6,500.00	-	15,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	42.78	291.67	248.89	162.99	1,458.35	1,295.36	3,500.00
5020-00 Website	130.60	216.67	86.07	973.68	1,083.35	109.67	2,600.00
5040-00 Audit/Tax / License/Permits	-	416.67	416.67	6,731.95	2,083.35	(4,648.60)	5,000.00
5045-00 Legal Services	-	416.67	416.67	235.75	2,083.35	1,847.60	5,000.00
5051-00 Insurance - Liability	2,947.24	-	(2,947.24)	-	-	-	-
5080-00 Security	-	125.00	125.00	-	625.00	625.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	750.00	750.00	1,800.00
Total ADMINISTRATIVE	\$5,070.62	\$3,566.68	(\$1,503.94)	\$17,854.37	\$17,833.40	(\$20.97)	\$42,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	18,883.32	23,666.65	4,783.33	56,800.00
5320-00 Landscape- Other	295.00	1,250.00	955.00	5,950.72	6,250.00	299.28	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	730.00	3,750.00	3,020.00	9,000.00
Total GROUNDS MAINTENANCE	\$5,015.83	\$6,733.33	\$1,717.50	\$25,564.04	\$33,666.65	\$8,102.61	\$80,800.00
UTILITIES							
5710-00 Electricity	797.00	1,000.00	203.00	4,344.00	5,000.00	656.00	12,000.00
5720-00 Gas	152.26	191.67	39.41	1,541.35	958.35	(583.00)	2,300.00
5750-00 Water & Sewer	71.52	83.33	11.81	479.25	416.65	(62.60)	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	11,560.00	11,708.35	148.35	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	600.00	708.35	108.35	1,700.00
Total UTILITIES	\$3,440.78	\$3,758.34	\$317.56	\$18,524.60	\$18,791.70	\$267.10	\$45,100.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	3,450.00	3,500.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	750.00	1,117.00	367.00	1,250.43	2,234.00	983.57	6,700.00
6055-00 Clubhouse Repairs & Maint	4,220.88	833.33	(3,387.55)	5,368.70	4,166.65	(1,202.05)	10,000.00
Total AMENITIES	\$5,670.88	\$2,650.33	(\$3,020.55)	\$10,069.13	\$9,900.65	(\$168.48)	\$25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	5,166.67	5,166.67	29.66	25,833.35	25,803.69	62,000.00
6510-00 Building Maintenance/Repairs	328.42	3,333.33	3,004.91	8,415.47	16,666.65	8,251.18	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	20,930.00	12,500.00	(8,430.00)	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	-	166.67	166.67	140.45	833.35	692.90	2,000.00
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	9,583.35	(13,416.65)	23,000.00
6641-00 Pest Contract	-	-	-	2,200.00	2,200.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$328.42	\$13,500.01	\$13,171.59	\$54,715.58	\$69,700.05	\$14,984.47	\$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

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05/01/2025 to 05/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$19,526.53	\$30,208.69	\$10,682.16	\$208,570.72	\$231,892.45	\$23,321.73	\$449,700.00
Net Income:	\$21,053.10	\$9,666.31	\$11,386.79	\$1,647.63	(\$32,517.45)	\$34,165.08	\$28,800.00

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$86,280.64
10-1002-00	Pinnacle - Reserve 9533	333,327.94
10-1007-00	Pinnacle - 9525	294,631.49

Total CASH - OPERATING: \$714,240.07

Total Assets: **\$714,240.07**

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	22,485.07

Total CURRENT LIABILITIES: \$22,003.80

EQUITY

30-3100-00	Retained Earnings	690,588.64
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Total EQUITY: \$690,588.64

Net Income Gain / Loss	<u>1,647.63</u>	<u>\$1,647.63</u>
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Total Liabilities & Equity: **\$714,240.07**