

Financial Report Package

August 2025

Prepared for

RIVER PLANTATION SECTION 8 HOA

By

DC Capital HOA Management

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$35,540.63	\$37,791.67	(\$2,251.04)	\$294,250.38	\$302,333.36	(\$8,082.98)	\$453,500.00
4001-00 Assessment- Pool Access	420.00	-	420.00	5,180.00	-	5,180.00	-
4010-00 Assessment-Insurance	83,552.66	-	83,552.66	109,585.85	-	109,585.85	-
4020-00 Special Assessment	-	-	-	47.90	-	47.90	-
4030-00 Late Fees	20.00	-	20.00	1,624.00	-	1,624.00	-
4040-00 Violation Income	133.00	-	133.00	565.00	-	565.00	-
4080-00 Transfer Fees	400.00	-	400.00	1,983.00	-	1,983.00	-
4081-00 Clubhouse Rental Income	1,275.00	833.33	441.67	8,445.00	6,666.64	1,778.36	10,000.00
4085-00 Setup Fee	250.00	-	250.00	250.00	-	250.00	-
4510-00 Interest Income - Reserve	1,890.57	1,250.00	640.57	15,434.25	10,000.00	5,434.25	15,000.00
Total ASSESSMENT INCOME	\$123,481.86	\$39,875.00	\$83,606.86	\$437,365.38	\$319,000.00	\$118,365.38	\$478,500.00
Total OPERATING INCOME	\$123,481.86	\$39,875.00	\$83,606.86	\$437,365.38	\$319,000.00	\$118,365.38	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	5,200.00	5,200.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	10,400.00	10,400.00	-	15,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	-	291.67	291.67	390.97	2,333.36	1,942.39	3,500.00
5020-00 Website	130.60	216.67	86.07	1,365.48	1,733.36	367.88	2,600.00
5040-00 Audit/Tax / License/Permits	-	416.67	416.67	6,731.95	3,333.36	(3,398.59)	5,000.00
5045-00 Legal Services	-	416.67	416.67	396.50	3,333.36	2,936.86	5,000.00
5051-00 Insurance - Liability	-	-	-	148,316.91	150,000.00	1,683.09	150,000.00
5080-00 Security	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	581.40	1,200.00	618.60	1,800.00
Total ADMINISTRATIVE	\$2,080.60	\$3,566.68	\$1,486.08	\$173,383.21	\$178,533.44	\$5,150.23	\$192,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	33,045.81	37,866.64	4,820.83	56,800.00
5320-00 Landscape- Other	-	1,250.00	1,250.00	6,342.72	10,000.00	3,657.28	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	730.00	6,000.00	5,270.00	9,000.00
Total GROUNDS MAINTENANCE	\$4,720.83	\$6,733.33	\$2,012.50	\$40,118.53	\$53,866.64	\$13,748.11	\$80,800.00
UTILITIES							
5710-00 Electricity	-	1,000.00	1,000.00	6,300.00	8,000.00	1,700.00	12,000.00
5720-00 Gas	21.02	191.67	170.65	1,613.67	1,533.36	(80.31)	2,300.00
5750-00 Water & Sewer	92.02	83.33	(8.69)	727.75	666.64	(61.11)	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	18,460.00	18,733.36	273.36	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	960.00	1,133.36	173.36	1,700.00
Total UTILITIES	\$2,533.04	\$3,758.34	\$1,225.30	\$28,061.42	\$30,066.72	\$2,005.30	\$45,100.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	5,550.00	5,600.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	100.00	1,116.00	1,016.00	1,373.92	5,584.00	4,210.08	6,700.00
6055-00 Clubhouse Repairs & Maint	273.72	833.33	559.61	5,280.53	6,666.64	1,386.11	10,000.00
Total AMENITIES	\$1,073.72	\$2,649.33	\$1,575.61	\$12,204.45	\$17,850.64	\$5,646.19	\$25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	5,166.67	5,166.67	29.66	41,333.36	41,303.70	62,000.00
6510-00 Building Maintenance/Repairs	1,611.31	3,333.33	1,722.02	15,236.40	26,666.64	11,430.24	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	31,731.00	20,000.00	(11,731.00)	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	-	166.67	166.67	140.45	1,333.36	1,192.91	2,000.00
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	15,333.36	(7,666.64)	23,000.00
6641-00 Pest Contract	-	-	-	3,300.00	3,300.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$1,611.31	\$13,500.01	\$11,888.70	\$73,437.51	\$111,300.08	\$37,862.57	\$173,900.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	-	-	81,843.00	82,000.00	157.00	82,000.00

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total RESERVE EXPENSES	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$81,843.00</u>	<u>\$82,000.00</u>	<u>\$157.00</u>	<u>\$82,000.00</u>
Total OPERATING EXPENSE	<u>\$12,019.50</u>	<u>\$30,207.69</u>	<u>\$18,188.19</u>	<u>\$409,048.12</u>	<u>\$473,617.52</u>	<u>\$64,569.40</u>	<u>\$599,700.00</u>
Net Income:	<u>\$111,462.36</u>	<u>\$9,667.31</u>	<u>\$101,795.05</u>	<u>\$28,317.26</u>	<u>(\$154,617.52)</u>	<u>\$182,934.78</u>	<u>(\$121,200.00)</u>

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$91,418.02
10-1002-00	Pinnacle - Reserve 9533	366,534.78
10-1007-00	Pinnacle - 9525	287,236.93

Total CASH - OPERATING: \$745,189.73

Total Assets: \$745,189.73

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	26,765.10

Total CURRENT LIABILITIES: \$26,283.83

EQUITY

30-3100-00	Retained Earnings	690,588.64
------------	-------------------	------------

Total EQUITY: \$690,588.64

Net Income Gain / Loss	28,317.26	<u>\$28,317.26</u>
------------------------	-----------	--------------------

Total Liabilities & Equity: \$745,189.73

HOA Section VIII Treasurer's Report for 09/09/2025

- 1) Total cash balance is \$630,755 – a increase of \$114,435 for the month of August.
- 2) The total Accounts Receivable from delinquent HOA dues and late fees is \$12,453. This total excludes any monies owed for the roof assessment and the insurance invoice. The breakdown is \$2,600 is 0-30 days late; \$300 is 31-60 days; \$1,805 is 61-90 days; and \$7,748 is over 90 days.
- 3) The balance owed as of 08/31/25 for the 2024 insurance billing is \$2,504.97. No change for the month of August.

(#415 - \$192.69; #418 - \$770.76; #527 - \$192.69; #742 – \$192.69; #744 - \$1,156.14)

We have collected \$101,247 in 2025 insurance billing. 106 residents have paid in full.

- 4) The outstanding balance owed on the roof assessment is \$349.30 as of 08/31/25. This is one resident (#744). No change for the month of August.
- 5) YTD Revenue Budget is \$319,000 – actual is \$327,780 collected. (This does not include insurance invoice revenue)
- 6) Excluding Capital Expense and Insurance Liability YTD Expense Budget is \$241,618 – actual is \$178,888.

August 2025 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$ 437,365
YTD Budget Income	\$ <u>429,000</u>
YTD Income Variance	\$ 8,365

YTD EXPENSES

YTD Actual Expenses	\$ 409,048
YTD Budget Expenses	\$ <u>473,618</u>
YTD Variance	\$ 64,570

Variance is primarily funds budgeted for refurbish of units 600-618 that will not begin until September 2025.

DELINQUENCIES

91-days	\$ 7,899
61-90 days	\$ 301
31-60 days	\$ 1,805
0-30 days	\$ <u>10,128</u>
TOTAL	\$ 20,133

CASH POSITION

Capital Account	\$653,772
Operating Account	\$ <u>91,418</u>
TOTAL	\$745,190