

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,188.78	\$37,791.67	(\$1,602.89)	\$258,709.75	\$264,541.69	(\$5,831.94)	\$453,500.00
4001-00 Assessment- Pool Access	1,400.00	-	1,400.00	4,760.00	-	4,760.00	-
4010-00 Assessment-Insurance	17,694.00	-	17,694.00	26,033.19	-	26,033.19	-
4020-00 Special Assessment	-	-	-	47.90	-	47.90	-
4030-00 Late Fees	587.90	-	587.90	1,604.00	-	1,604.00	-
4040-00 Violation Income	108.00	-	108.00	432.00	-	432.00	-
4080-00 Transfer Fees	1,183.00	-	1,183.00	1,583.00	-	1,583.00	-
4081-00 Clubhouse Rental Income	1,170.00	833.33	336.67	7,170.00	5,833.31	1,336.69	10,000.00
4510-00 Interest Income - Reserve	1,970.39	1,250.00	720.39	13,543.68	8,750.00	4,793.68	15,000.00
Total ASSESSMENT INCOME	\$60,302.07	\$39,875.00	\$20,427.07	\$313,883.52	\$279,125.00	\$34,758.52	\$478,500.00
Total OPERATING INCOME	\$60,302.07	\$39,875.00	\$20,427.07	\$313,883.52	\$279,125.00	\$34,758.52	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	4,550.00	4,550.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	9,100.00	9,100.00	-	15,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	171.02	291.67	120.65	390.97	2,041.69	1,650.72	3,500.00
5020-00 Website	130.60	216.67	86.07	1,234.88	1,516.69	281.81	2,600.00
5040-00 Audit/Tax / License/Permits	-	416.67	416.67	6,731.95	2,916.69	(3,815.26)	5,000.00
5045-00 Legal Services	160.75	416.67	255.92	396.50	2,916.69	2,520.19	5,000.00
5051-00 Insurance - Liability	148,264.78	150,000.00	1,735.22	148,316.91	150,000.00	1,683.09	150,000.00
5080-00 Security	-	125.00	125.00	-	875.00	875.00	1,500.00
5090-00 MISC- Admin/Storage	581.40	150.00	(431.40)	581.40	1,050.00	468.60	1,800.00
Total ADMINISTRATIVE	\$151,258.55	\$153,566.68	\$2,308.13	\$171,302.61	\$174,966.76	\$3,664.15	\$192,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	28,324.98	33,133.31	4,808.33	56,800.00
5320-00 Landscape- Other	-	1,250.00	1,250.00	6,342.72	8,750.00	2,407.28	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	730.00	5,250.00	4,520.00	9,000.00
Total GROUNDS MAINTENANCE	\$4,720.83	\$6,733.33	\$2,012.50	\$35,397.70	\$47,133.31	\$11,735.61	\$80,800.00
UTILITIES							
5710-00 Electricity	1,956.00	1,000.00	(956.00)	6,300.00	7,000.00	700.00	12,000.00
5720-00 Gas	23.67	191.67	168.00	1,592.65	1,341.69	(250.96)	2,300.00
5750-00 Water & Sewer	93.00	83.33	(9.67)	635.73	583.31	(52.42)	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	16,160.00	16,391.69	231.69	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	840.00	991.69	151.69	1,700.00
Total UTILITIES	\$4,492.67	\$3,758.34	(\$734.33)	\$25,528.38	\$26,308.38	\$780.00	\$45,100.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	4,850.00	4,900.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	23.49	1,117.00	1,093.51	1,273.92	4,468.00	3,194.08	6,700.00
6055-00 Clubhouse Repairs & Maint	1,421.55	833.33	(588.22)	5,006.81	5,833.31	826.50	10,000.00
Total AMENITIES	\$2,145.04	\$2,650.33	\$505.29	\$11,130.73	\$15,201.31	\$4,070.58	\$25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	5,166.67	5,166.67	29.66	36,166.69	36,137.03	62,000.00
6510-00 Building Maintenance/Repairs	599.00	3,333.33	2,734.33	13,625.09	23,333.31	9,708.22	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
6522-00 Foundation Repairs	10,801.00	2,500.00	(8,301.00)	31,731.00	17,500.00	(14,231.00)	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	-	166.67	166.67	140.45	1,166.69	1,026.24	2,000.00
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	13,416.69	(9,583.31)	23,000.00
6641-00 Pest Contract	-	1,100.00	1,100.00	3,300.00	3,300.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$11,400.00	\$14,600.01	\$3,200.01	\$71,826.20	\$97,800.07	\$25,973.87	\$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

07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$174,017.09	\$181,308.69	\$7,291.60	\$397,028.62	\$443,409.83	\$46,381.21	\$599,700.00
Net Income:	<u>(\$113,715.02)</u>	<u>(\$141,433.69)</u>	<u>\$27,718.67</u>	<u>(\$83,145.10)</u>	<u>(\$164,284.83)</u>	<u>\$81,139.73</u>	<u>(\$121,200.00)</u>

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$58,873.52
10-1002-00	Pinnacle - Reserve 9533	285,519.77
10-1007-00	Pinnacle - 9525	286,361.37

Total CASH - OPERATING: \$630,754.66

Total Assets: \$630,754.66

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	23,792.39

Total CURRENT LIABILITIES: \$23,311.12

EQUITY

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

Net Income Gain / Loss	<u>(83,145.10)</u>	<u>(\$83,145.10)</u>
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Total Liabilities & Equity: \$630,754.66