

Assets

CASH - OPERATING

| | | | |
|------------|---------------------------|-------------|--|
| 10-1001-00 | Pinnacle - Operating 9517 | \$55,520.19 | |
| 10-1002-00 | Pinnacle - Reserve 9533 | 242,142.72 | |
| 10-1007-00 | Pinnacle - 9525 | 278,362.33 | |

Total CASH - OPERATING: \$576,025.24

Total Assets: \$576,025.24

Liabilities & Equity

CURRENT LIABILITIES

| | | | |
|------------|---------------------|-----------|--|
| 20-2000-00 | Accounts Payable | 2,300.00 | |
| 20-2050-00 | Clearing Acct | (481.27) | |
| 20-2100-00 | Prepaid Assessments | 43,511.32 | |

Total CURRENT LIABILITIES: \$45,330.05

EQUITY

| | | | |
|------------|-------------------|------------|--|
| 30-3100-00 | Retained Earnings | 431,809.45 | |
|------------|-------------------|------------|--|

Total EQUITY: \$431,809.45

Net Income Gain / Loss 98,885.74 \$98,885.74

Total Liabilities & Equity: \$576,025.24

| Description | Current Period | | | Year-to-date | | | Annual |
|--|---------------------|--------------------|--------------------|---------------------|--------------------|--------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| OPERATING INCOME | | | | | | | |
| ASSESSMENT INCOME | | | | | | | |
| 4000-00 Assessments | \$38,967.20 | \$37,791.67 | \$1,175.53 | \$38,967.20 | \$37,791.67 | \$1,175.53 | \$453,500.00 |
| 4001-00 Assessment- Pool Access | 525.00 | - | 525.00 | 525.00 | - | 525.00 | - |
| 4020-00 Special Assessment | 67,901.51 | 12,775.00 | 55,126.51 | 67,901.51 | 12,775.00 | 55,126.51 | 153,300.00 |
| 4025-00 MISC Income | - | 875.00 | (875.00) | - | 875.00 | (875.00) | 10,500.00 |
| 4030-00 Late Fees | 160.00 | - | 160.00 | 160.00 | - | 160.00 | - |
| 4080-00 Transfer Fees | 200.00 | - | 200.00 | 200.00 | - | 200.00 | - |
| 4081-00 Clubhouse Rental Income | 825.00 | 833.33 | (8.33) | 825.00 | 833.33 | (8.33) | 10,000.00 |
| 4510-00 Interest Income - Reserve | 1,734.97 | - | 1,734.97 | 1,734.97 | - | 1,734.97 | - |
| Total ASSESSMENT INCOME | \$110,313.68 | \$52,275.00 | \$58,038.68 | \$110,313.68 | \$52,275.00 | \$58,038.68 | \$627,300.00 |
| Total OPERATING INCOME | \$110,313.68 | \$52,275.00 | \$58,038.68 | \$110,313.68 | \$52,275.00 | \$58,038.68 | \$627,300.00 |
| OPERATING EXPENSE | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 5000-00 Management Contract | 650.00 | 700.00 | 50.00 | 650.00 | 700.00 | 50.00 | 8,400.00 |
| 5005-00 Contract Property Manager | 1,200.00 | 1,200.00 | - | 1,200.00 | 1,200.00 | - | 14,400.00 |
| 5015-00 Printing, Copies & Postage/ Office Supplies | 255.63 | 291.67 | 36.04 | 255.63 | 291.67 | 36.04 | 3,500.00 |
| 5020-00 Website | 119.63 | 191.67 | 72.04 | 119.63 | 191.67 | 72.04 | 2,300.00 |
| 5040-00 Audit/Tax / License/Permits | 140.17 | 133.33 | (6.84) | 140.17 | 133.33 | (6.84) | 1,600.00 |
| 5045-00 Legal Services | - | 416.67 | 416.67 | - | 416.67 | 416.67 | 5,000.00 |
| 5080-00 Security | - | 125.00 | 125.00 | - | 125.00 | 125.00 | 1,500.00 |
| 5090-00 MISC- Admin/Storage | - | 150.00 | 150.00 | - | 150.00 | 150.00 | 1,800.00 |
| Total ADMINISTRATIVE | \$2,365.43 | \$3,208.34 | \$842.91 | \$2,365.43 | \$3,208.34 | \$842.91 | \$38,500.00 |
| GROUNDS MAINTENANCE | | | | | | | |
| 5300-00 Grounds- Contract | - | 4,733.33 | 4,733.33 | - | 4,733.33 | 4,733.33 | 56,800.00 |
| 5320-00 Landscape- Other | - | 1,250.00 | 1,250.00 | - | 1,250.00 | 1,250.00 | 15,000.00 |
| 5325-00 Tree Trim/Removal | - | 750.00 | 750.00 | - | 750.00 | 750.00 | 9,000.00 |
| Total GROUNDS MAINTENANCE | \$- | \$6,733.33 | \$6,733.33 | \$- | \$6,733.33 | \$6,733.33 | \$80,800.00 |
| UTILITIES | | | | | | | |
| 5710-00 Electricity | 862.00 | 1,000.00 | 138.00 | 862.00 | 1,000.00 | 138.00 | 12,000.00 |
| 5720-00 Gas | 235.63 | 166.67 | (68.96) | 235.63 | 166.67 | (68.96) | 2,000.00 |
| 5750-00 Water & Sewer | 42.71 | 83.33 | 40.62 | 42.71 | 83.33 | 40.62 | 1,000.00 |
| 5760-00 Trash | 2,300.00 | 2,316.67 | 16.67 | 2,300.00 | 2,316.67 | 16.67 | 27,800.00 |
| 5770-00 Telephone/Wifi | 120.00 | 166.67 | 46.67 | 120.00 | 166.67 | 46.67 | 2,000.00 |
| Total UTILITIES | \$3,560.34 | \$3,733.34 | \$173.00 | \$3,560.34 | \$3,733.34 | \$173.00 | \$44,800.00 |
| AMENITIES | | | | | | | |
| 6000-00 Pool Contract | 600.00 | 650.00 | 50.00 | 600.00 | 650.00 | 50.00 | 7,800.00 |
| 6005-00 Pool Supplies | - | 558.33 | 558.33 | - | 558.33 | 558.33 | 6,700.00 |
| 6055-00 Clubhouse Repairs & Maint | 306.05 | 833.33 | 527.28 | 306.05 | 833.33 | 527.28 | 10,000.00 |
| Total AMENITIES | \$906.05 | \$2,041.66 | \$1,135.61 | \$906.05 | \$2,041.66 | \$1,135.61 | \$24,500.00 |
| REPAIRS & MAINTENANCE | | | | | | | |
| 6505-00 Building Refurbish | - | 3,333.33 | 3,333.33 | - | 3,333.33 | 3,333.33 | 40,000.00 |
| 6510-00 Building Maintenance/Repairs | 36.12 | 5,166.67 | 5,130.55 | 36.12 | 5,166.67 | 5,130.55 | 62,000.00 |
| 6521-00 Roof Repairs | - | 416.67 | 416.67 | - | 416.67 | 416.67 | 5,000.00 |
| 6522-00 Foundation Repairs | - | 2,500.00 | 2,500.00 | - | 2,500.00 | 2,500.00 | 30,000.00 |
| 6525-00 Gutter Maint/Cleaning | - | 625.00 | 625.00 | - | 625.00 | 625.00 | 7,500.00 |
| 6586-00 Misc Expense | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| 6640-00 Termite Contract | 4,560.00 | 383.33 | (4,176.67) | 4,560.00 | 383.33 | (4,176.67) | 4,600.00 |
| 6641-00 Pest Contract | - | 366.67 | 366.67 | - | 366.67 | 366.67 | 4,400.00 |
| Total REPAIRS & MAINTENANCE | \$4,596.12 | \$12,958.34 | \$8,362.22 | \$4,596.12 | \$12,958.34 | \$8,362.22 | \$155,500.00 |
| RESERVE EXPENSES | | | | | | | |
| 8505-00 Capital Expense- Roof Replacement | - | 7,916.67 | 7,916.67 | - | 7,916.67 | 7,916.67 | 95,000.00 |
| Total RESERVE EXPENSES | \$- | \$7,916.67 | \$7,916.67 | \$- | \$7,916.67 | \$7,916.67 | \$95,000.00 |
| Total OPERATING EXPENSE | \$11,427.94 | \$36,591.68 | \$25,163.74 | \$11,427.94 | \$36,591.68 | \$25,163.74 | \$439,100.00 |

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

01/01/2024 to 01/31/2024

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|-------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Net Income: | <u>\$98,885.74</u> | <u>\$15,683.32</u> | <u>\$83,202.42</u> | <u>\$98,885.74</u> | <u>\$15,683.32</u> | <u>\$83,202.42</u> | <u>\$188,200.00</u> |