

Financial Report Package

March 2026

Prepared for

RIVER PLANTATION SECTION 8 HOA

By

DC Capital HOA Management

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$ 39,633.52	\$ 41,040.00	(\$ 1,406.48)	\$118,733.52	\$123,120.00	(\$ 4,386.48)	\$492,480.00
4001-00 Assessment- Pool Access	575.00	640.00	(65.00)	1,740.00	1,920.00	(180.00)	7,680.00
4010-00 Assessment-Insurance	484.80	-	484.80	3,447.16	-	3,447.16	-
4030-00 Late Fees	40.00	-	40.00	60.00	-	60.00	-
4081-00 Clubhouse Rental Income	630.00	833.33	(203.33)	1,395.00	2,499.99	(1,104.99)	10,000.00
4510-00 Interest Income - Reserve	2,054.13	1,250.00	804.13	5,720.27	3,750.00	1,970.27	15,000.00
Total ASSESSMENT INCOME	\$ 43,417.45	\$ 43,763.33	(\$ 345.88)	\$131,095.95	\$131,289.99	(\$194.04)	\$525,160.00
Total OPERATING INCOME	\$ 43,417.45	\$ 43,763.33	(\$ 345.88)	\$131,095.95	\$131,289.99	(\$ 194.04)	\$525,160.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	675.00	25.00	1,950.00	2,025.00	75.00	8,100.00
5005-00 Contract Property Manager	1,383.33	1,383.33	-	4,149.99	4,149.99	-	16,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	99.98	291.67	191.69	99.98	875.01	775.03	3,500.00
5020-00 Website	130.60	216.67	86.07	775.06	650.01	(125.05)	2,600.00
5040-00 Audit/Tax / License/Permits	-	625.00	625.00	280.49	1,875.00	1,594.51	7,500.00
5045-00 Legal Services	193.75	416.67	222.92	193.75	1,250.01	1,056.26	5,000.00
5080-00 Security	-	125.00	125.00	-	375.00	375.00	1,500.00
5090-00 MISC- Admin	-	166.67	166.67	-	500.01	500.01	2,000.00
Total ADMINISTRATIVE	\$ 2,457.66	\$ 3,900.01	\$ 1,442.35	\$ 7,449.27	\$ 11,700.03	\$4,250.76	\$ 46,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,862.46	4,975.00	112.54	9,724.92	14,925.00	5,200.08	59,700.00
5320-00 Landscape- Other	956.92	1,250.00	293.08	2,876.92	3,750.00	873.08	15,000.00
5325-00 Tree Trim/Removal	9,440.00	833.33	(8,606.67)	9,440.00	2,499.99	(6,940.01)	10,000.00
Total GROUNDS MAINTENANCE	\$ 15,259.38	\$ 7,058.33	(\$ 8,201.05)	\$ 22,041.84	\$ 21,174.99	(\$866.85)	\$ 84,700.00
UTILITIES							
5710-00 Electricity	1,734.00	1,050.00	(684.00)	2,570.00	3,150.00	580.00	12,600.00
5720-00 Gas	498.11	200.00	(298.11)	1,260.53	600.00	(660.53)	2,400.00
5750-00 Water & Sewer	126.48	91.67	(34.81)	587.35	275.01	(312.34)	1,100.00
5760-00 Trash	2,300.00	2,341.67	41.67	9,200.00	7,025.01	(2,174.99)	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	360.00	425.01	65.01	1,700.00
Total UTILITIES	\$ 4,778.59	\$ 3,825.01	(\$ 953.58)	\$ 13,977.88	\$ 11,475.03	(\$2,502.85)	\$ 45,900.00
AMENITIES							
6000-00 Pool Contract	1,400.00	700.00	(700.00)	2,100.00	2,100.00	-	8,400.00
6010-00 Pool Repairs & Maint	1,175.00	558.33	(616.67)	1,385.00	1,674.99	289.99	6,700.00
6055-00 Clubhouse Repairs & Maint	764.00	833.33	69.33	1,433.88	2,499.99	1,066.11	10,000.00
Total AMENITIES	\$ 3,339.00	\$ 2,091.66	(\$ 1,247.34)	\$ 4,918.88	\$ 6,274.98	\$1,356.10	\$ 25,100.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	6,757.43	3,166.67	(3,590.76)	10,601.66	9,500.01	(1,101.65)	38,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	7,500.00	7,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	658.33	658.33	-	1,974.99	1,974.99	7,900.00
6550-00 Sidewalk Repairs	-	333.33	333.33	-	999.99	999.99	4,000.00
6586-00 Misc Expense	-	166.67	166.67	-	500.01	500.01	2,000.00
6640-00 Termite Contract	-	-	-	6,800.00	6,800.00	-	6,800.00
6641-00 Pest Contract	1,131.00	-	(1,131.00)	2,231.00	1,100.00	(1,131.00)	4,400.00
Total REPAIRS & MAINTENANCE	\$ 7,888.43	\$ 7,241.67	(\$ 646.76)	\$ 19,632.66	\$ 29,625.01	\$9,992.35	\$ 98,100.00
RESERVE EXPENSES							
8500-00 Reserve - General	833.33	833.33	-	2,499.99	2,499.99	-	10,000.00
8505-00 Reserve - Roof Replacement	18,665.08	6,675.08	(11,990.00)	32,015.24	20,025.24	(11,990.00)	80,101.00
8510-00 Reserve - Building Refurbish	8,277.58	8,277.58	-	94,832.74	24,832.74	(70,000.00)	99,331.00
8515-00 Reserve - Pool	380.92	380.92	-	1,142.76	1,142.76	-	4,571.00
8520-00 Reserve - Street	744.50	744.50	-	2,233.50	2,233.50	-	8,934.00
8535-00 Reserve - Clubhouse	416.67	416.67	-	1,250.01	1,250.01	-	5,000.00
8540-00 Reserve - Termite	321.42	321.42	-	964.26	964.26	-	3,857.00
Total RESERVE EXPENSES	\$ 29,639.50	\$ 17,649.50	(\$ 11,990.00)	\$134,938.50	\$ 52,948.50	(\$81,990.00)	\$211,794.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$63,362.56	\$41,766.18	(\$21,596.38)	\$202,959.03	\$133,198.54	(\$69,760.49)	\$512,394.00
Net Income:	<u>(\$19,945.11)</u>	<u>\$1,997.15</u>	<u>(\$21,942.26)</u>	<u>(\$71,863.08)</u>	<u>(\$1,908.55)</u>	<u>(\$69,954.53)</u>	<u>\$12,766.00</u>

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$30,790.39
10-1002-00	Pinnacle - Reserve 9533	612,728.18
10-1007-00	Pinnacle - 9525	221,938.78

Total CASH - OPERATING: \$865,457.35

Total Assets: \$865,457.35

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	24,801.78

Total CURRENT LIABILITIES: \$24,320.51

RESERVE FUNDS

25-2500-00	Reserves-Contingency	17,499.99
25-2505-00	Reserve - Roof Replacement	320,025.24
25-2510-00	Reserve - Building Refurbish	235,257.72
25-2515-00	Reserve - Pool	1,142.76
25-2516-00	Reserves-Pool (Surfacing)	30,000.00
25-2517-00	Reserves-Pool (Furniture)	5,000.00
25-2520-00	Reserve - Street	2,233.50
25-2535-00	Reserve - Clubhouse	16,250.01
25-2540-00	Reserve - Termite	964.26
25-2545-00	Reserve-Foundation Repairs	15,000.00
25-2550-00	Reserve-Blacktop Sealing	10,000.00
25-2555-00	Reserves-Sidewalks	20,000.00
25-2565-00	Reserves-Playground	5,000.00
25-2570-00	Reserves-Grounds	5,000.00
25-2575-00	Reserves-Gutters	5,000.00

Total RESERVE FUNDS: \$688,373.48

EQUITY

30-3100-00	Retained Earnings	224,626.44
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Total EQUITY: \$224,626.44

Net Income Gain / Loss (71,863.08) (\$71,863.08)

Total Liabilities & Equity: \$865,457.35

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1001-00	Pinnacle - Operating 9517	\$43,558.15	\$50,594.80	\$63,362.56	\$30,790.39
10-1002-00	Pinnacle - Reserve 9533	\$605,561.73	\$19,156.45	\$11,990.00	\$612,728.18
10-1007-00	Pinnacle - 9525	\$221,391.60	\$547.18	\$0.00	\$221,938.78
20-2050-00	Clearing Acct	\$481.27	\$0.00	\$0.00	\$481.27
20-2100-00	Prepaid Assessments	(\$27,560.30)	\$13,504.52	\$10,746.00	(\$24,801.78)
25-2500-00	Reserves-Contingency	(\$16,666.66)	\$0.00	\$833.33	(\$17,499.99)
25-2505-00	Reserve - Roof Replacement	(\$313,350.16)	\$0.00	\$6,675.08	(\$320,025.24)
25-2510-00	Reserve - Building Refurbish	(\$226,980.14)	\$0.00	\$8,277.58	(\$235,257.72)
25-2515-00	Reserve - Pool	(\$761.84)	\$0.00	\$380.92	(\$1,142.76)
25-2516-00	Reserves-Pool (Surfacing)	(\$30,000.00)	\$0.00	\$0.00	(\$30,000.00)
25-2517-00	Reserves-Pool (Furniture)	(\$5,000.00)	\$0.00	\$0.00	(\$5,000.00)
25-2520-00	Reserve - Street	(\$1,489.00)	\$0.00	\$744.50	(\$2,233.50)
25-2535-00	Reserve - Clubhouse	(\$15,833.34)	\$0.00	\$416.67	(\$16,250.01)
25-2540-00	Reserve - Termite	(\$642.84)	\$0.00	\$321.42	(\$964.26)
25-2545-00	Reserve-Foundation Repairs	(\$15,000.00)	\$0.00	\$0.00	(\$15,000.00)
25-2550-00	Reserve-Blacktop Sealing	(\$10,000.00)	\$0.00	\$0.00	(\$10,000.00)
25-2555-00	Reserves-Sidewalks	(\$20,000.00)	\$0.00	\$0.00	(\$20,000.00)
25-2565-00	Reserves-Playground	(\$5,000.00)	\$0.00	\$0.00	(\$5,000.00)
25-2570-00	Reserves-Grounds	(\$5,000.00)	\$0.00	\$0.00	(\$5,000.00)
25-2575-00	Reserves-Gutters	(\$5,000.00)	\$0.00	\$0.00	(\$5,000.00)
30-3100-00	Retained Earnings	(\$224,626.44)	\$0.00	\$0.00	(\$224,626.44)
40-4000-00	Assessments	(\$79,100.00)	\$0.00	\$39,633.52	(\$118,733.52)
40-4001-00	Assessment- Pool Access	(\$1,165.00)	\$0.00	\$575.00	(\$1,740.00)
40-4010-00	Assessment-Insurance	(\$2,962.36)	\$0.00	\$484.80	(\$3,447.16)
40-4030-00	Late Fees	(\$20.00)	\$0.00	\$40.00	(\$60.00)
40-4081-00	Clubhouse Rental Income	(\$765.00)	\$0.00	\$630.00	(\$1,395.00)
40-4510-00	Interest Income - Reserve	(\$3,666.14)	\$0.00	\$2,054.13	(\$5,720.27)
50-5000-00	Management Contract	\$1,300.00	\$650.00	\$0.00	\$1,950.00
50-5005-00	Contract Property Manager	\$2,766.66	\$1,383.33	\$0.00	\$4,149.99
50-5015-00	Printing, Copies & Postage/ Office Supplies	\$0.00	\$99.98	\$0.00	\$99.98
50-5020-00	Website	\$644.46	\$130.60	\$0.00	\$775.06
50-5040-00	Audit/Tax / License/Permits	\$280.49	\$0.00	\$0.00	\$280.49
50-5045-00	Legal Services	\$0.00	\$193.75	\$0.00	\$193.75

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
53-5300-00	Grounds- Contract	\$4,862.46	\$4,862.46	\$0.00	\$9,724.92
53-5320-00	Landscape- Other	\$1,920.00	\$956.92	\$0.00	\$2,876.92
53-5325-00	Tree Trim/Removal	\$0.00	\$9,440.00	\$0.00	\$9,440.00
57-5710-00	Electricity	\$836.00	\$1,734.00	\$0.00	\$2,570.00
57-5720-00	Gas	\$762.42	\$498.11	\$0.00	\$1,260.53
57-5750-00	Water & Sewer	\$460.87	\$126.48	\$0.00	\$587.35
57-5760-00	Trash	\$6,900.00	\$2,300.00	\$0.00	\$9,200.00
57-5770-00	Telephone/Wifi	\$240.00	\$120.00	\$0.00	\$360.00
60-6000-00	Pool Contract	\$700.00	\$1,400.00	\$0.00	\$2,100.00
60-6010-00	Pool Repairs & Maint	\$210.00	\$1,175.00	\$0.00	\$1,385.00
60-6055-00	Clubhouse Repairs & Maint	\$669.88	\$764.00	\$0.00	\$1,433.88
65-6510-00	Building Maintenance/Repairs	\$3,844.23	\$6,757.43	\$0.00	\$10,601.66
65-6521-00	Roof Repairs	\$0.00	\$11,990.00	\$11,990.00	\$0.00
65-6640-00	Termite Contract	\$6,800.00	\$0.00	\$0.00	\$6,800.00
65-6641-00	Pest Contract	\$1,100.00	\$1,131.00	\$0.00	\$2,231.00
85-8500-00	Reserve - General	\$1,666.66	\$833.33	\$0.00	\$2,499.99
	Totals:	(\$103,632.34)	\$130,349.34	\$159,155.51	(\$132,438.51)

Description	January	February	March
Beginning Cash Balance			
CASH - OPERATING			
1001-00 Pinnacle - Operating 9517	\$108,063.41	\$40,775.13	\$43,558.15
1002-00 Pinnacle - Reserve 9533	\$501,139.31	\$590,069.31	\$605,561.73
1007-00 Pinnacle - 9525	\$220,353.88	\$220,898.49	\$221,391.60
CASH - OPERATING Totals:	\$829,556.60	\$851,742.93	\$870,511.48
Beginning Cash Balance	\$829,556.60	\$851,742.93	\$870,511.48
Totals:			
Sources of Cash			
CURRENT LIABILITIES			
2100-00 Prepaid Assessments	\$21,419.35	\$8,831.00	\$10,746.00
CURRENT LIABILITIES	\$21,419.35	\$8,831.00	\$10,746.00
Totals:			
ASSESSMENT INCOME			
4000-00 Assessments	\$30,108.85	\$26,059.65	\$26,364.00
4001-00 Assessment- Pool Access	\$500.00	\$470.00	\$380.00
4010-00 Assessment-Insurance	\$2,037.80	\$649.56	\$484.80
4081-00 Clubhouse Rental Income	\$765.00	\$0.00	\$630.00
4510-00 Interest Income - Reserve	\$1,825.11	\$1,841.03	\$2,054.13
ASSESSMENT INCOME	\$35,236.76	\$29,020.24	\$29,912.93
Totals:			
AMENITIES			
6055-00 Clubhouse Repairs & Maint	\$13.13	\$0.00	\$0.00
AMENITIES Totals:	\$13.13	\$0.00	\$0.00
Sources of Cash Totals:	\$56,669.24	\$37,851.24	\$40,658.93
Uses of Cash			
RESERVE FUNDS			
2510-00 Reserve - Building Refurbish	(\$15,750.00)	(\$3,505.00)	\$0.00

Description	January	February	March
RESERVE FUNDS Totals:	(\$15,750.00)	(\$3,505.00)	\$0.00
ADMINISTRATIVE			
5000-00 Management Contract	(\$650.00)	(\$650.00)	(\$650.00)
5005-00 Contract Property Manager	(\$1,383.33)	(\$1,383.33)	(\$1,383.33)
5015-00 Printing, Copies & Postage/ Office Supplies	\$0.00	\$0.00	(\$99.98)
5020-00 Website	(\$393.87)	(\$250.59)	(\$130.60)
5040-00 Audit/Tax / License/Permits	(\$20.49)	(\$260.00)	\$0.00
5045-00 Legal Services	\$0.00	\$0.00	(\$193.75)
ADMINISTRATIVE Totals:	(\$2,447.69)	(\$2,543.92)	(\$2,457.66)
GROUNDS MAINTENANCE			
5300-00 Grounds- Contract	\$0.00	(\$4,862.46)	(\$4,862.46)
5320-00 Landscape- Other	\$0.00	(\$1,920.00)	(\$956.92)
5325-00 Tree Trim/Removal	\$0.00	\$0.00	(\$9,440.00)
GROUNDS MAINTENANCE Totals:	\$0.00	(\$6,782.46)	(\$15,259.38)
UTILITIES			
5710-00 Electricity	\$0.00	(\$836.00)	(\$1,734.00)
5720-00 Gas	(\$338.55)	(\$423.87)	(\$498.11)
5750-00 Water & Sewer	(\$49.54)	(\$411.33)	(\$126.48)
5760-00 Trash	(\$4,600.00)	(\$2,300.00)	(\$2,300.00)
5770-00 Telephone/Wifi	(\$120.00)	(\$120.00)	(\$120.00)
UTILITIES Totals:	(\$5,108.09)	(\$4,091.20)	(\$4,778.59)
AMENITIES			
6000-00 Pool Contract	(\$700.00)	\$0.00	(\$1,400.00)

Description	January	February	March
6010-00 Pool Repairs & Maint	(\$210.00)	\$0.00	(\$1,175.00)
6055-00 Clubhouse Repairs & Maint	(\$423.01)	(\$260.00)	(\$764.00)
AMENITIES Totals:	(\$1,333.01)	(\$260.00)	(\$3,339.00)
REPAIRS & MAINTENANCE			
6510-00 Building Maintenance/Repairs	(\$1,944.12)	(\$1,900.11)	(\$6,757.43)
6640-00 Termite Contract	(\$6,800.00)	\$0.00	\$0.00
6641-00 Pest Contract	(\$1,100.00)	\$0.00	(\$1,131.00)
REPAIRS & MAINTENANCE Totals:	(\$9,844.12)	(\$1,900.11)	(\$7,888.43)
RESERVE EXPENSES			
8505-00 Reserve - Roof Replacement	\$0.00	\$0.00	(\$11,990.00)
RESERVE EXPENSES Totals:	\$0.00	\$0.00	(\$11,990.00)
Uses of Cash Totals:	(\$34,482.91)	(\$19,082.69)	(\$45,713.06)
Ending Cash Balance			
CASH - OPERATING			
1001-00 Pinnacle - Operating 9517	\$40,775.13	\$43,558.15	\$30,790.39
1002-00 Pinnacle - Reserve 9533	\$590,069.31	\$605,561.73	\$612,728.18
1007-00 Pinnacle - 9525	\$220,898.49	\$221,391.60	\$221,938.78
CASH - OPERATING Totals:	\$851,742.93	\$870,511.48	\$865,457.35
Ending Cash Balance Totals:	\$851,742.93	\$870,511.48	\$865,457.35

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
OPERATING INCOME														
ASSESSMENT INCOME														
4000-00 Assessments														
Budget	41,040.00	41,040.00	41,040.00	-	-	-	-	-	-	-	-	-	123,120.00	492,480.00
Actual	40,529.00	38,571.00	39,633.52	-	-	-	-	-	-	-	-	-	118,733.52	
Variance	(511.00)	(2,469.00)	(1,406.48)	-	-	-	-	-	-	-	-	-	(4,386.48)	
4001-00 Assessment- Pool Access														
Budget	640.00	640.00	640.00	-	-	-	-	-	-	-	-	-	1,920.00	7,680.00
Actual	575.00	590.00	575.00	-	-	-	-	-	-	-	-	-	1,740.00	
Variance	(65.00)	(50.00)	(65.00)	-	-	-	-	-	-	-	-	-	(180.00)	
4010-00 Assessment-Insurance														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	2,042.80	919.56	484.80	-	-	-	-	-	-	-	-	-	3,447.16	
Variance	2,042.80	919.56	484.80	-	-	-	-	-	-	-	-	-	3,447.16	
4030-00 Late Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	20.00	-	40.00	-	-	-	-	-	-	-	-	-	60.00	
Variance	20.00	-	40.00	-	-	-	-	-	-	-	-	-	60.00	
4081-00 Clubhouse Rental Income														
Budget	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	10,000.00
Actual	765.00	-	630.00	-	-	-	-	-	-	-	-	-	1,395.00	
Variance	(68.33)	(833.33)	(203.33)	-	-	-	-	-	-	-	-	-	(1,104.99)	
4510-00 Interest Income - Reserve														
Budget	1,250.00	1,250.00	1,250.00	-	-	-	-	-	-	-	-	-	3,750.00	15,000.00
Actual	1,825.11	1,841.03	2,054.13	-	-	-	-	-	-	-	-	-	5,720.27	
Variance	575.11	591.03	804.13	-	-	-	-	-	-	-	-	-	1,970.27	
Total 40 - ASSESSMENT INCOME														
Budget	43,763.33	43,763.33	43,763.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,289.99	525,160.00
Actual	45,756.91	41,921.59	43,417.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,095.95	
Variance	1,993.58	(1,841.74)	(345.88)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(194.04)	
Total OPERATING INCOME														
Budget	43,763.33	43,763.33	43,763.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,289.99	525,160.00
Actual	45,756.91	41,921.59	43,417.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,095.95	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	1,993.58	(1,841.74)	(345.88)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(194.04)	
OPERATING EXPENSE														
ADMINISTRATIVE														
5000-00 Management Contract														
Budget	675.00	675.00	675.00	-	-	-	-	-	-	-	-	-	2,025.00	8,100.00
Actual	650.00	650.00	650.00	-	-	-	-	-	-	-	-	-	1,950.00	
Variance	25.00	25.00	25.00	-	-	-	-	-	-	-	-	-	75.00	
5005-00 Contract Property Manager														
Budget	1,383.33	1,383.33	1,383.33	-	-	-	-	-	-	-	-	-	4,149.99	16,600.00
Actual	1,383.33	1,383.33	1,383.33	-	-	-	-	-	-	-	-	-	4,149.99	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5015-00 Printing, Copies & Postage/ Office Supplies														
Budget	291.67	291.67	291.67	-	-	-	-	-	-	-	-	-	875.01	3,500.00
Actual	-	-	99.98	-	-	-	-	-	-	-	-	-	99.98	
Variance	291.67	291.67	191.69	-	-	-	-	-	-	-	-	-	775.03	
5020-00 Website														
Budget	216.67	216.67	216.67	-	-	-	-	-	-	-	-	-	650.01	2,600.00
Actual	393.87	250.59	130.60	-	-	-	-	-	-	-	-	-	775.06	
Variance	(177.20)	(33.92)	86.07	-	-	-	-	-	-	-	-	-	(125.05)	
5040-00 Audit/Tax / License/Permits														
Budget	625.00	625.00	625.00	-	-	-	-	-	-	-	-	-	1,875.00	7,500.00
Actual	20.49	260.00	-	-	-	-	-	-	-	-	-	-	280.49	
Variance	604.51	365.00	625.00	-	-	-	-	-	-	-	-	-	1,594.51	
5045-00 Legal Services														
Budget	416.67	416.67	416.67	-	-	-	-	-	-	-	-	-	1,250.01	5,000.00
Actual	-	-	193.75	-	-	-	-	-	-	-	-	-	193.75	
Variance	416.67	416.67	222.92	-	-	-	-	-	-	-	-	-	1,056.26	
5080-00 Security														
Budget	125.00	125.00	125.00	-	-	-	-	-	-	-	-	-	375.00	1,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	125.00	125.00	125.00	-	-	-	-	-	-	-	-	-	375.00	
5090-00 MISC- Admin														
Budget	166.67	166.67	166.67	-	-	-	-	-	-	-	-	-	500.01	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	-	-	-	-	-	-	-	-	-	500.01	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Total 50 - ADMINISTRATIVE														
Budget	3,900.01	3,900.01	3,900.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,700.03	46,800.00
Actual	2,447.69	2,543.92	2,457.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,449.27	
Variance	1,452.32	1,356.09	1,442.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,250.76	
GROUNDS MAINTENANCE														
5300-00 Grounds- Contract														
Budget	4,975.00	4,975.00	4,975.00	-	-	-	-	-	-	-	-	-	14,925.00	59,700.00
Actual	-	4,862.46	4,862.46	-	-	-	-	-	-	-	-	-	9,724.92	
Variance	4,975.00	112.54	112.54	-	-	-	-	-	-	-	-	-	5,200.08	
5320-00 Landscape- Other														
Budget	1,250.00	1,250.00	1,250.00	-	-	-	-	-	-	-	-	-	3,750.00	15,000.00
Actual	-	1,920.00	956.92	-	-	-	-	-	-	-	-	-	2,876.92	
Variance	1,250.00	(670.00)	293.08	-	-	-	-	-	-	-	-	-	873.08	
5325-00 Tree Trim/Removal														
Budget	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	10,000.00
Actual	-	-	9,440.00	-	-	-	-	-	-	-	-	-	9,440.00	
Variance	833.33	833.33	(8,606.67)	-	-	-	-	-	-	-	-	-	(6,940.01)	
Total 53 - GROUNDS MAINTENANCE														
Budget	7,058.33	7,058.33	7,058.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,174.99	84,700.00
Actual	0.00	6,782.46	15,259.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,041.84	
Variance	7,058.33	275.87	(8,201.05)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(866.85)	
UTILITIES														
5710-00 Electricity														
Budget	1,050.00	1,050.00	1,050.00	-	-	-	-	-	-	-	-	-	3,150.00	12,600.00
Actual	-	836.00	1,734.00	-	-	-	-	-	-	-	-	-	2,570.00	
Variance	1,050.00	214.00	(684.00)	-	-	-	-	-	-	-	-	-	580.00	
5720-00 Gas														
Budget	200.00	200.00	200.00	-	-	-	-	-	-	-	-	-	600.00	2,400.00
Actual	338.55	423.87	498.11	-	-	-	-	-	-	-	-	-	1,260.53	
Variance	(138.55)	(223.87)	(298.11)	-	-	-	-	-	-	-	-	-	(660.53)	
5750-00 Water & Sewer														
Budget	91.67	91.67	91.67	-	-	-	-	-	-	-	-	-	275.01	1,100.00
Actual	49.54	411.33	126.48	-	-	-	-	-	-	-	-	-	587.35	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	42.13	(319.66)	(34.81)	-	-	-	-	-	-	-	-	-	(312.34)	
5760-00 Trash														
Budget	2,341.67	2,341.67	2,341.67	-	-	-	-	-	-	-	-	-	7,025.01	28,100.00
Actual	4,600.00	2,300.00	2,300.00	-	-	-	-	-	-	-	-	-	9,200.00	
Variance	(2,258.33)	41.67	41.67	-	-	-	-	-	-	-	-	-	(2,174.99)	
5770-00 Telephone/Wifi														
Budget	141.67	141.67	141.67	-	-	-	-	-	-	-	-	-	425.01	1,700.00
Actual	120.00	120.00	120.00	-	-	-	-	-	-	-	-	-	360.00	
Variance	21.67	21.67	21.67	-	-	-	-	-	-	-	-	-	65.01	
Total 57 - UTILITIES														
Budget	3,825.01	3,825.01	3,825.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,475.03	45,900.00
Actual	5,108.09	4,091.20	4,778.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,977.88	
Variance	(1,283.08)	(266.19)	(953.58)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,502.85)	
AMENITIES														
6000-00 Pool Contract														
Budget	700.00	700.00	700.00	-	-	-	-	-	-	-	-	-	2,100.00	8,400.00
Actual	700.00	-	1,400.00	-	-	-	-	-	-	-	-	-	2,100.00	
Variance	-	700.00	(700.00)	-	-	-	-	-	-	-	-	-	-	
6010-00 Pool Repairs & Maint														
Budget	558.33	558.33	558.33	-	-	-	-	-	-	-	-	-	1,674.99	6,700.00
Actual	210.00	-	1,175.00	-	-	-	-	-	-	-	-	-	1,385.00	
Variance	348.33	558.33	(616.67)	-	-	-	-	-	-	-	-	-	289.99	
6055-00 Clubhouse Repairs & Maint														
Budget	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	10,000.00
Actual	409.88	260.00	764.00	-	-	-	-	-	-	-	-	-	1,433.88	
Variance	423.45	573.33	69.33	-	-	-	-	-	-	-	-	-	1,066.11	
Total 60 - AMENITIES														
Budget	2,091.66	2,091.66	2,091.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,274.98	25,100.00
Actual	1,319.88	260.00	3,339.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,918.88	
Variance	771.78	1,831.66	(1,247.34)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,356.10	
REPAIRS & MAINTENANCE														
6510-00 Building Maintenance/Repairs														
Budget	3,166.67	3,166.67	3,166.67	-	-	-	-	-	-	-	-	-	9,500.01	38,000.00

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Actual	1,944.12	1,900.11	6,757.43	-	-	-	-	-	-	-	-	-	10,601.66	
Variance	1,222.55	1,266.56	(3,590.76)	-	-	-	-	-	-	-	-	-	(1,101.65)	
6521-00 Roof Repairs														
Budget	416.67	416.67	416.67	-	-	-	-	-	-	-	-	-	1,250.01	5,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	416.67	416.67	416.67	-	-	-	-	-	-	-	-	-	1,250.01	
6522-00 Foundation Repairs														
Budget	2,500.00	2,500.00	2,500.00	-	-	-	-	-	-	-	-	-	7,500.00	30,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	2,500.00	2,500.00	2,500.00	-	-	-	-	-	-	-	-	-	7,500.00	
6525-00 Gutter Maint/Cleaning														
Budget	658.33	658.33	658.33	-	-	-	-	-	-	-	-	-	1,974.99	7,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	658.33	658.33	658.33	-	-	-	-	-	-	-	-	-	1,974.99	
6550-00 Sidewalk Repairs														
Budget	333.33	333.33	333.33	-	-	-	-	-	-	-	-	-	999.99	4,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	333.33	333.33	333.33	-	-	-	-	-	-	-	-	-	999.99	
6586-00 Misc Expense														
Budget	166.67	166.67	166.67	-	-	-	-	-	-	-	-	-	500.01	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	166.67	166.67	166.67	-	-	-	-	-	-	-	-	-	500.01	
6640-00 Termite Contract														
Budget	6,800.00	-	-	-	-	-	-	-	-	-	-	-	6,800.00	6,800.00
Actual	6,800.00	-	-	-	-	-	-	-	-	-	-	-	6,800.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
6641-00 Pest Contract														
Budget	1,100.00	-	-	-	-	-	-	-	-	-	-	-	1,100.00	4,400.00
Actual	1,100.00	-	1,131.00	-	-	-	-	-	-	-	-	-	2,231.00	
Variance	-	-	(1,131.00)	-	-	-	-	-	-	-	-	-	(1,131.00)	
Total 65 - REPAIRS & MAINTENANCE														
Budget	15,141.67	7,241.67	7,241.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,625.01	98,100.00
Actual	9,844.12	1,900.11	7,888.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,632.66	
Variance	5,297.55	5,341.56	(646.76)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,992.35	

RESERVE EXPENSES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
8500-00 Reserve - General														
Budget	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	10,000.00
Actual	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8505-00 Reserve - Roof Replacement														
Budget	6,675.08	6,675.08	6,675.08	-	-	-	-	-	-	-	-	-	20,025.24	80,101.00
Actual	6,675.08	6,675.08	18,665.08	-	-	-	-	-	-	-	-	-	32,015.24	
Variance	-	-	(11,990.00)	-	-	-	-	-	-	-	-	-	(11,990.00)	
8510-00 Reserve - Building Refurbish														
Budget	8,277.58	8,277.58	8,277.58	-	-	-	-	-	-	-	-	-	24,832.74	99,331.00
Actual	78,277.58	8,277.58	8,277.58	-	-	-	-	-	-	-	-	-	94,832.74	
Variance	(70,000.00)	-	-	-	-	-	-	-	-	-	-	-	(70,000.00)	
8515-00 Reserve - Pool														
Budget	380.92	380.92	380.92	-	-	-	-	-	-	-	-	-	1,142.76	4,571.00
Actual	380.92	380.92	380.92	-	-	-	-	-	-	-	-	-	1,142.76	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8520-00 Reserve - Street														
Budget	744.50	744.50	744.50	-	-	-	-	-	-	-	-	-	2,233.50	8,934.00
Actual	744.50	744.50	744.50	-	-	-	-	-	-	-	-	-	2,233.50	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8535-00 Reserve - Clubhouse														
Budget	416.67	416.67	416.67	-	-	-	-	-	-	-	-	-	1,250.01	5,000.00
Actual	416.67	416.67	416.67	-	-	-	-	-	-	-	-	-	1,250.01	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8540-00 Reserve - Termite														
Budget	321.42	321.42	321.42	-	-	-	-	-	-	-	-	-	964.26	3,857.00
Actual	321.42	321.42	321.42	-	-	-	-	-	-	-	-	-	964.26	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 85 - RESERVE EXPENSES														
Budget	17,649.50	17,649.50	17,649.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52,948.50	211,794.00
Actual	87,649.50	17,649.50	29,639.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134,938.50	
Variance	(70,000.00)	0.00	(11,990.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(81,990.00)	
Total OPERATING EXPENSE														
Budget	49,666.18	41,766.18	41,766.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133,198.54	512,394.00

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Actual	106,369.28	33,227.19	63,362.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	202,959.03	
Variance	(56,703.10)	8,538.99	(21,596.38)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(69,760.49)	
Net Income:														
Budget	(5,902.85)	1,997.15	1,997.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,908.55)	
Actual	(60,612.37)	8,694.40	(19,945.11)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(71,863.08)	
Variance	(54,709.52)	6,697.25	(21,942.26)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(69,954.53)	

Description	Current	Over 30	Over 60	Over 90	Balance
RPV81415 - Austin Adams Owner 415 General George Patton Road					
					Last Payment: \$270.00 on 03/14/2026
Total:	\$0.00	\$0.00	\$209.00	\$0.00	\$209.00
RPV81740 - Robert Armstrong Owner 740 General George Patton Road					
					Last Payment: \$270.00 on 02/20/2026
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
RPV81419 - Charles Brannan At Attorney 419 General George Patton Road					
					Last Payment: \$720.00 on 03/27/2026
Total:	\$290.00	\$290.00	\$222.90	\$220.00	\$1,022.90
RPV81619 - Cumi Brewster Owner 619 General George Patton Road					
					Last Payment: \$245.00 on 03/10/2026
Total:	\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
RPV81413 - Lynn Buchanan Owner 413 General George Patton Road					
					Last Payment: \$270.00 on 03/14/2026
Total:	\$0.00	\$0.00	\$0.00	\$108.00	\$108.00
RPV81744 - Kelly Burns Owner 744 General George Patton Road					
					Last Payment: \$250.00 on 01/28/2026
Total:	\$290.00	\$290.00	\$229.00	\$468.00	\$1,277.00
RPV81700 - Victor Caceres & Teresa Caceres Owner 700 General George Patton Road					
					Last Payment: \$270.00 on 02/24/2026
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
RPV817502 - Vada Cagle Owner 7502 Old Harding Pike					
					Last Payment: \$35.00 on 03/14/2026
Total:	\$15.00	\$0.00	\$0.00	\$0.00	\$15.00
RPV81625 - Ann Carter & Lisa Ward Owner 625 General George Patton Road					
					Last Payment: \$245.00 on 03/01/2026
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
RPV81520 - Miranda Clements Owner 520 General George Patton Road					
					Last Payment: \$983.00 on 08/27/2025
Total:	\$28.48	\$0.00	\$0.00	\$0.00	\$28.48
RPV817526 - Kash Cross & Sierra Cross Owner 7526 Old Harding Pike					
					Last Payment: \$40.00 on 02/25/2026
Total:	\$55.00	\$0.00	\$0.00	\$0.00	\$55.00
RPV81405 - MM Decuyper Owner 405 General George Patton Road					
					Last Payment: \$1,153.00 on 10/13/2025
Total:	\$183.00	\$0.00	\$0.00	\$0.00	\$183.00
RPV81701 - Jonathan Golczynski & Jill Golczynski Owner 701 General George Patton Road					
					Last Payment: \$270.00 on 02/03/2026
Total:	\$290.00	\$0.00	\$0.00	\$0.00	\$290.00
RPV81535 - Turner Hutchison Owner 535 General George Patton Road					
					Last Payment: \$270.00 on 01/23/2026
Total:	\$290.00	\$0.00	\$0.00	\$0.00	\$290.00

Description	Current	Over 30	Over 60	Over 90	Balance
RPVIII418 - Cynthia Jones Owner 418 General George Patton Road					
					Last Payment: \$270.00 on 03/14/2026
Total:	\$290.00	\$0.00	\$0.00	\$0.00	\$290.00
RPVIII524 - Beverly Markham & Rochelle Markham Owner 524 General George Patton Road					
					Last Payment: \$494.00 on 12/18/2025
Total:	\$290.00	\$290.00	\$479.00	\$0.00	\$1,059.00
RPVIII742 - Katherine Morel - ATTY & Felix Morel - ATTY At Attorney 742 General George Patton Road					
					Last Payment: \$235.00 on 12/31/2025
Total:	\$290.00	\$290.00	\$519.00	\$2,191.00	\$3,290.00
RPVIII7528 - Ky Nguyen Owner 7528 Old Harding Pike					
					Last Payment: \$40.00 on 02/27/2026
Total:	\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
RPVIII705 - Deborah A. Primm Owner 705 General George Patton Road					
					Last Payment: \$93.80 on 03/12/2026
Total:	\$0.00	\$0.00	\$209.00	\$79.40	\$288.40
RPVIII724 - Judy Spivey - ATTY Previous Owner 724 General George Patton Road					
					Last Payment: \$1,428.00 on 10/07/2025
Total:	\$270.00	\$290.00	\$519.00	\$2,436.00	\$3,515.00
RPVIII7504 - Jonathan Stinson Owner 7504 Old Harding Pike					
					Last Payment: \$1,255.00 on 07/22/2025
Total:	\$55.00	\$55.00	\$40.00	\$250.00	\$400.00
RPVIII527 - Wendy Vincent Owner 527 General George Patton Road					
					Last Payment: \$245.00 on 03/10/2026
Total:	\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
RPVIII716 - Kenneth West - ATTY At Attorney 716 General George Patton Road					
					Last Payment: \$800.00 on 10/17/2025
Total:	\$483.75	\$290.00	\$519.00	\$1,911.00	\$3,203.75
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
RIVER PLANTATION SECTION 8 HOA	\$3,350.23	\$1,795.00	\$2,945.90	\$7,663.40	\$15,754.53

Description	Current	Over 30	Over 60	Over 90	Balance
Description					Total
Assessment - Homeowner (Delinquent Fee) 2025			\$620.00		
Assessment - Homeowner (Delinquent Fee) 2026			\$340.00		
Assessment - Homeowner 2025			\$3,638.00		
Assessment - Homeowner 2026			\$5,809.38		
Assessment- Pool Access (Delinquent Fee) 2025			\$75.00		
Assessment- Pool Access (Delinquent Fee) 2026			\$45.00		
Assessment- Pool Access 2025			\$175.00		
Assessment- Pool Access 2026			\$180.00		
Insurance (Delinquent Fee) 2025			\$160.00		
Insurance (Delinquent Fee) 2026			\$60.00		
Insurance 2025			\$4,458.40		
Legal Fees 2026			\$193.75		
		AR Total:	\$15,754.53		

Account No:	Homeowner Name	Address	Balance
RPVIII401	Bill Cave & Jacqueline Cave wrc1083@outlook.com;jlwrcave@outlook.com	401 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII403	Margaret Biggs auntmzd@aol.com;mbiggs6247@aol.com;ricicityra	403 General George Patton Road Nashville, TN 37221	(\$7.00)
RPVIII406	Frank Ballinger ballingerns@aol.com;franklinrosemary@bellsouth.n	406 General George Patton Road Nashville, TN 37221	(\$2,712.10)
RPVIII408	Dennis Arnold achmechanical@hotmail.com;kairish61@gmail.com	408 General George Patton Road Nashville, TN 37221	(\$985.00)
RPVIII409	Ken Hicks kenhicks409@gmail.com	409 General George Patton Road Nashville, TN 37221	(\$280.00)
RPVIII412	Charlie Cooper cooooooper@bellsouth.net	412 General George Patton Road Nashville, TN 37221	(\$490.00)
RPVIII414	Paul D. Richardson pdmash@comcast.net	414 General George Patton Road Nashville, TN 37221	(\$540.00)
RPVIII420	Halli Lincoln hallilincoln@gmail.com	420 General George Patton Road Nashville, TN 37221	(\$206.00)
RPVIII421	Mary McLennan mclennan958@comcast.net	421 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII501	Roger Jackson & Cecelia Jackson ;cejac6112@gmail.com	501 General George Patton Road Nashville, TN 37221	(\$245.00)
RPVIII504	Howard Hudgins vhudgins3@gmail.com	504 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII512	Alison Sigler alisonsigler@gmail.com	512 General George Patton Road Nashville, TN 37221	(\$810.00)
RPVIII513	Benjamin Pace Muha benmuha@comcast.net	513 General George Patton Road Nashville, TN 37221	(\$586.68)
RPVIII521	Taffey Hall taffeyhall@gmail.com	521 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII531	Ramona Steltemeier	531 General George Patton Road Nashville, TN 37221	(\$2,430.00)
RPVIII532	Linda Simmons lfkfsimmons@gmail.com	532 General George Patton Road Nashville, TN 37221	(\$280.00)
RPVIII541	April Tibar & Paolo Tibar apriltilbar21@gmail.com,paotagala2005@gmail.com	541 General George Patton Road Nashville, TN 37221	(\$440.00)
RPVIII603	David Lawrence davidl5012@att.net;davidl5012@comcast.net;david	603 General George Patton Road Nashville, TN 37221	(\$605.00)
RPVIII613	Dawn Bagby dawnbagby@gmail.com;sevans@sregtn.com	613 General George Patton Road Nashville, TN 37221	(\$430.00)
RPVIII615-P	Tiffany Leek	615 General George Patton Road Nashville, TN 37221	(\$245.00)
RPVIII618	William O'Connell billjill92condo@gmail.com	618 General George Patton Road Nashville, TN 37221	(\$68.00)
RPVIII621	Sally Lewis slewis1919@comcast.net	621 General George Patton Road Nashville, TN 37221	(\$220.00)
RPVIII624	Timothy Steiner tsteiner360@yahoo.com	624 General George Patton Road Nashville, TN 37221	(\$1,205.00)
RPVIII628	Susan Trim sasan2280292@gmail.com	628 General George Patton Road Nashville, TN 37221	(\$830.00)
RPVIII634	Laura Andrews landrews414@gmail.com	634 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII636	Pamela Jean Capps pamcapps03@gmail.com	636 General George Patton Road Nashville, TN 37221	(\$20.00)
RPVIII707	Bill Hunnicutt billhunnicuttt@msn.com	707 General George Patton Road Nashville, TN 37221	(\$880.00)
RPVIII710	CHG 2020 IRRV TRUST & Flynn Doyle, Trustee fdoyle@banccard.com	710 General George Patton Road Nashville, TN 37221	(\$2,430.00)
RPVIII711	Kathryn Weaver katrx@bellsouth.net	711 General George Patton Road Nashville, TN 37221	(\$810.00)

Account No:	Homeowner Name	Address	Balance
RPVIII715	Terry Grave tegrave@yahoo.com;terry@teg-llc.com	715 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII717	Joel Thomas King & Gail June King joelking8@icloud.com,gailking3@icloud.com	717 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII718	Judith Ann Wooldridge Judith.a.wooldridge@gmail.com;judy.wooldridge@a	718 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII721	David Wilson davidsteven@bellsouth.net	721 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII723	Judy Dalton jodalt@comcast.net;joy.dalton@yahoo.com;mimid1	723 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII725	Marie Heath tiffnaynay@yahoo.com	725 General George Patton Road Nashville, TN 37221	(\$209.00)
RPVIII728	David Hodgkin & Wendy Hodgkin wash1739@gmail.com	728 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII729	Stephen VonCanon jenvoncanon@yahoo.com;svoncanon@comcast.ne	729 General George Patton Road Nashville, TN 37221	(\$245.00)
RPVIII731	Tommy Cox & Cathy Cox cathycox260@gmail.com	731 General George Patton Road Nashville, TN 37221	(\$245.00)
RPVIII732	Karson Corley & Meredith Batey karson.corley@icloud.com,mjbatey2@gmail.com,ka	732 General George Patton Road Nashville, TN 37221	(\$418.00)
RPVIII733	Mark Allen & Sheila Allen sheliaallenusa@netzero.net	733 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII734	Harriet Jordan	734 General George Patton Road Nashville, TN 37221	(\$1,220.00)
RPVIII735	Cindy Whitworth cindym54@me.com	735 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII738	Will King susanpking@hotmail.com	738 General George Patton Road Nashville, TN 37221	(\$250.00)
RPVIII7500	Kevin Komisar KevinK@visionsoutheast.com	7500 Old Harding Pike Nashville, TN 37221	(\$35.00)
RPVIII7512	Robert Proffitt melodyproffitt@yahoo.com	7512 Old Harding Pike Nashville, TN 37221	(\$40.00)
RPVIII7514	Jamie Shankland & Lisa Shankland lrshankland@aol.com	7514 Old Harding Pike Nashville, TN 37221	(\$40.00)
RPVIII7532	Amer Massad & Elizabeth Naber ;lizanaber79@yahoo.com	7532 Old Harding Pike Nashville, TN 37221	(\$295.00)
RPVIII8960	Steven Scutti & Donna Scutti sscutti@comcast.net	8960 Sawyer Brown Road Nashville, TN 37221	(\$540.00)
RIVER PLANTATION SECTION 8 HOA Total			48 (\$24,801.78)

Date	Check #	Payee	Amount
10-1001-00 Pinnacle - Operating 9517			
03/01/2026	0	Green Max Landscaping	\$2,300.00
		Invoice #: 2099	
		57-5760-00 Invoice: 2099; Trash	\$2,300.00
03/01/2026			\$17,649.50
		10-1002-00 Transfer to PFP RESERVE - 9533; Monthly Reserve Contribution	\$17,649.50
03/02/2026	0	DC Capital	\$650.00
		50-5000-00 Management Contract	\$650.00
03/02/2026	0	Linda Simmons	\$1,383.33
		50-5005-00 Contract Property Manager	\$1,383.33
03/02/2026	0	Cultivation Network	\$130.60
		Invoice #: 4835	
		50-5020-00 Invoice: 4835; Website	\$130.60
03/02/2026	0	Linda Simmons- reimb	\$44.00
		60-6055-00 Clubhouse Repairs & Maint	\$44.00
03/03/2026	0	Amazon	\$461.92
		53-5320-00 Landscape- Other	\$461.92
03/04/2026	0	Head Brothers LLC	\$5,357.46
		Invoice #: 44433	
		53-5300-00 Invoice: 44433; Grounds- Contract	\$4,862.46
		53-5320-00 Invoice: 44433; Landscape- Other	\$495.00
03/04/2026	0	NES	\$969.00
		57-5710-00 Electricity	\$969.00
03/05/2026	0	Michael Love	\$187.50
		Invoice #: 2026.3.3	
		65-6510-00 Invoice: 2026.3.3; Building Maintenance/Repairs	\$187.50
03/05/2026	0	Steve Stinson Pool Service	\$700.00
		Invoice #: 053574	
		60-6000-00 Invoice: 053574; Pool Contract	\$700.00
03/09/2026	0	Donaire Remodeling and Construction LLC	\$200.00
		Invoice #: 24	
		60-6055-00 Invoice: 24; Clubhouse Repairs & Maint	\$200.00
03/09/2026	0	DC Capital - reimb	\$15.90
		Invoice #: 2026.2.24-3.8	
		50-5015-00 Invoice: 2026.2.24-3.8; Printing, Copies & Postage/ Office Supplies	\$15.90
03/10/2026	0	Steve Stinson Pool Service	\$700.00
		Invoice #: 053583	
		60-6000-00 Invoice: 053583; Pool Contract	\$700.00
03/10/2026	0	T Mobile	\$120.00
		57-5770-00 Telephone/Wifi	\$120.00
03/10/2026	0	Russell Levi Edwards	\$245.00
		Invoice #: 2026.3.10	
		60-6055-00 Invoice: 2026.3.10; Clubhouse Repairs & Maint	\$245.00

Date	Check #	Payee	Amount
03/11/2026	0	Jon Curtis, Attorney Invoice #: 122704 50-5045-00 Invoice: 122704; Legal Services	\$193.75
03/11/2026	0	Piedmont Utilities 57-5720-00 Gas	\$498.11
03/13/2026	0	Home Depot 65-6510-00 Building Maintenance/Repairs	\$65.02
03/16/2026	0	Robert Sean Emerson Invoice #: 1644 65-6510-00 Invoice: 1644; Building Maintenance/Repairs	\$2,127.22
03/18/2026	0	Newcomb Tree Services LLC Invoice #: 3132 53-5325-00 Invoice: 3132; Tree Trim/Removal	\$8,600.00
03/18/2026	0	Arrow Extermintors Inc Invoice #: 6638572 65-6641-00 Invoice: 6638572; Pest Contract	\$1,131.00
03/18/2026	0	Metro Public Health Dept. 60-6010-00 Pool Repairs & Maint	\$340.00
03/19/2026	0	U. S. Postal Service 50-5015-00 Printing, Copies & Postage/ Office Supplies	\$84.08
03/20/2026	0	Dixon Management Group LLC Invoice #: 48722233 65-6510-00 Invoice: 48722233; Building Maintenance/Repairs	\$4,377.69
03/25/2026	0	HVUD 57-5750-00 Water & Sewer	\$126.48
03/27/2026	0	Steve Stinson Pool Service Invoice #: 2026.3.26 60-6010-00 Invoice: 2026.3.26; Pool Repairs & Maint	\$600.00
03/30/2026	0	Distinctive Roofing Nashville LLC Invoice #: 088 60-6055-00 Invoice: 088; Clubhouse Repairs & Maint	\$275.00
03/31/2026	0	Cumberland River Compact Inc Invoice #: 1482 53-5325-00 Invoice: 1482; Tree Trim/Removal	\$840.00
03/31/2026	0	NES 57-5710-00 Electricity	\$765.00
03/31/2026	0	Hills Maintenance Invoice #: 7070 60-6010-00 Invoice: 7070; Pool Repairs & Maint	\$235.00
		Account Totals	\$51,372.56
		# Checks:	30
10-1002-00 Pinnacle - Reserve 9533			
03/30/2026	0	Distinctive Roofing Nashville LLC Invoice #: 087 85-8505-00 Invoice: 087; Reserve - Roof Replacement	\$11,990.00

Date	Check #	Payee			Amount	
			Account Totals	# Checks:	1	\$11,990.00
			Association Totals	# Checks:	31	\$63,362.56

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/11/2024		EBAY		0	(\$174.79)
11/12/2024		Pinnacle Bank		0	(\$65.99)
11/19/2024		EBAY		0	(\$117.50)
01/03/2025		Pinnacle Bank- cardmember services		0	(\$114.68)
03/31/2026		Cumberland River Compact Inc		0	(\$840.00)
Total Uncleared					(\$1,312.96)
Cleared Items					
Credits					
03/02/2026	03/02/2026	Deposit from batch 26244	26244 - Scanned Checks	2386	\$810.00
03/02/2026	03/02/2026	Deposit from batch 26247	26247 - Scanned Checks	2387	\$1,635.00
03/02/2026	03/03/2026	Deposit from batch 26243	26243 - Online Payment	2388	\$2,480.00
03/03/2026	03/03/2026	Deposit from batch 26326	26326 - Payabli Credit Card	2390	\$452.00
03/03/2026	03/03/2026	Deposit from batch 26332	26332 - Payabli Credit Card	2391	\$270.00
03/03/2026	03/03/2026	Deposit from batch 26351	26351 - Payabli Credit Card	2392	\$810.00
03/03/2026	03/04/2026	Deposit from batch 26293	26293 - Online Payment	2389	\$540.00
03/04/2026	03/04/2026	Deposit from batch 26372	26372 - Scanned Checks	2393	\$2,750.00
03/04/2026	03/04/2026	Deposit from batch 26373	26373 - Scanned Checks	2394	\$1,120.00
03/04/2026	03/04/2026	Deposit from batch 26376	26376 - Scanned Checks	2395	\$580.00
03/04/2026	03/05/2026	Deposit from batch 26318	26318 - Online Payment	2396	\$515.00
03/05/2026	03/05/2026	Deposit from batch 26377	26377 - Online Payment	2397	\$270.00
03/05/2026	03/06/2026	Misc Scanned Deposit		2398	\$630.00
03/05/2026	03/06/2026	Deposit from batch 26447	26447 - Payabli Credit Card	2400	\$270.00
03/06/2026	03/06/2026	Deposit from batch 26430	26430 - Scanned Checks	2401	\$270.00
03/06/2026	03/06/2026	Deposit from batch 26431	26431 - Scanned Checks	2402	\$245.00
03/06/2026	03/09/2026	Deposit from batch 26436	26436 - Online Payment	2403	\$540.00
03/09/2026	03/09/2026	Deposit from batch 26454	26454 - Scanned Checks	2404	\$1,685.00
03/10/2026	03/10/2026	Deposit from batch 26486	26486 - Scanned Checks	2405	\$270.00
03/10/2026	03/11/2026	Deposit from batch 26476	26476 - Online Payment	2406	\$515.00
03/11/2026	03/11/2026	Deposit from batch 26531	26531 - Payabli Credit Card	2408	\$245.00
03/11/2026	03/11/2026	Deposit from batch 26488	26488 - Scanned Checks	2407	\$1,695.00
03/12/2026	03/13/2026	Deposit from batch 26517	26517 - Online Payment	2409	\$93.80
03/13/2026	03/13/2026	Deposit from batch 26536	26536 - Scanned Checks	2410	\$320.00
03/16/2026	03/17/2026	Deposit from batch 26548	26548 - Online Payment	2411	\$12,965.00
03/17/2026	03/17/2026	Deposit from batch 26568	26568 - Scanned Checks	2412	\$35.00
03/17/2026	03/18/2026	Deposit from batch 26564	26564 - Online Payment	2413	\$479.00
03/20/2026	03/20/2026	Deposit from batch 26621	26621 - Scanned Checks	2414	\$540.00
03/20/2026	03/20/2026	Deposit from batch 26622	26622 - Scanned Checks	2415	\$810.00
03/23/2026	03/23/2026	Deposit from batch 26639	26639 - Scanned Checks	2416	\$515.00
03/23/2026	03/23/2026	Deposit from batch 26640	26640 - Scanned Checks	2417	\$270.00
03/24/2026	03/24/2026	Deposit from batch 26672	26672 - Payabli Credit Card	2418	\$290.00
03/25/2026	03/25/2026	Deposit from batch 26664	26664 - Scanned Checks	2419	\$1,890.00
03/27/2026	03/27/2026	Deposit from batch 26697	26697 - Scanned Checks	2420	\$270.00
03/27/2026	03/27/2026	Deposit from batch 26699	26699 - Scanned Checks	2421	\$990.00
03/30/2026	03/31/2026	Deposit from batch 26701	26701 - Online Payment	2422	\$540.00
Total Cleared Credits					\$38,604.80
Debits					

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
03/01/2026	03/03/2026	Green Max Landscaping		0	(\$2,300.00)
03/01/2026	03/24/2026	Transfer to PFP RESERVE - 9533			(\$17,649.50)
03/02/2026	03/03/2026	DC Capital		0	(\$650.00)
03/02/2026	03/03/2026	Linda Simmons		0	(\$1,383.33)
03/02/2026	03/03/2026	Cultivation Network		0	(\$130.60)
03/02/2026	03/03/2026	Linda Simmons- reimb		0	(\$44.00)
03/03/2026	03/02/2026	Amazon		0	(\$461.92)
03/04/2026	03/04/2026	NES		0	(\$969.00)
03/04/2026	03/05/2026	Head Brothers LLC		0	(\$5,357.46)
03/05/2026	03/06/2026	Michael Love		0	(\$187.50)
03/05/2026	03/06/2026	Steve Stinson Pool Service		0	(\$700.00)
03/09/2026	03/10/2026	Donaire Remodeling and Construction LLC		0	(\$200.00)
03/09/2026	03/10/2026	DC Capital - reimb		0	(\$15.90)
03/10/2026	03/09/2026	T Mobile		0	(\$120.00)
03/10/2026	03/11/2026	Steve Stinson Pool Service		0	(\$700.00)
03/10/2026	03/12/2026	Russell Levi Edwards		0	(\$245.00)
03/11/2026	03/10/2026	Piedmont Utilities		0	(\$498.11)
03/11/2026	03/12/2026	Jon Curtis, Attorney		0	(\$193.75)
03/13/2026	03/12/2026	Home Depot		0	(\$65.02)
03/16/2026	03/17/2026	Robert Sean Emerson		0	(\$2,127.22)
03/18/2026	03/17/2026	Metro Public Health Dept.		0	(\$340.00)
03/18/2026	03/19/2026	Arrow Extermintors Inc		0	(\$1,131.00)
03/18/2026	03/19/2026	Newcomb Tree Services LLC		0	(\$8,600.00)
03/19/2026	03/16/2026	U. S. Postal Service		0	(\$84.08)
03/20/2026	03/23/2026	Dixon Management Group LLC		0	(\$4,377.69)
03/25/2026	03/23/2026	HVUD		0	(\$126.48)
03/27/2026	03/30/2026	Steve Stinson Pool Service		0	(\$600.00)
03/30/2026	03/31/2026	Distinctive Roofing Nashville LLC		0	(\$275.00)
03/31/2026	03/31/2026	NES		0	(\$765.00)
03/31/2026	03/31/2026	Hills Maintenance		0	(\$235.00)
				Total Cleared Debits	(\$50,532.56)

PFP- Oper 9517 Summary

Ending Account Balance:	\$ 30,790.39
Uncleared Items:	(\$1,312.96)
Adjusted Balance:	\$ 32,103.35
Bank Ending Balance:	\$ 32,103.35
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
03/01/2026	03/24/2026	Transfer from PFP- Oper 9517			\$17,649.50
03/31/2026	03/31/2026	Interest			\$1,506.95
				Total Cleared Credits	\$19,156.45
Debits					
03/30/2026	03/31/2026	Distinctive Roofing Nashville LLC		0	(\$11,990.00)
				Total Cleared Debits	(\$11,990.00)

PFP RESERVE - 9533 Summary

Ending Account Balance:	\$ 612,728.18
Uncleared Items:	\$-
Adjusted Balance:	\$ 612,728.18
Bank Ending Balance:	\$ 612,728.18
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
03/31/2026	03/31/2026	Interest			\$547.18
Total Cleared Credits					\$547.18

Pinnacle - 9525 (no online access) Summary

Ending Account Balance:	\$ 221,938.78
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 221,938.78
Bank Ending Balance:	\$ 221,938.78
<hr/>	
Difference:	\$-



21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428


Account
River Plantation Section VIII
XXXXXXXX9517

RETURN SERVICE REQUESTED

RIVER PLANTATION SECTION VIII
ACCURATE INCOME TAX SERVICE INC - AGENT
OPERATING ACCOUNT
1804 WILLIAMSON CT, SUITE 108
BRENTWOOD TN 37027-8192

Statement of Account

Community Asso Checking Acct

Balance 3/02/26 \$44,031.11	Summary 
Balance 3/31/26 \$32,103.35	Credits +\$38,604.80 Interest +\$0.00 Debits -\$50,532.56

Credit Transactions

Credits

3/02	Remote Deposit	810.00
3/02	Remote Deposit	1,635.00
3/03	PAYABLI DEPOSIT TRANSFER 900778848 WFMSPROPAY RIVER PLANTATION SECTI	270.00
3/03	PAYABLI DEPOSIT TRANSFER 900776990 WFMSPROPAY RIVER PLANTATION SECTI	452.00
3/03	PAYABLI DEPOSIT TRANSFER 900581084 WFMSPROPAY RIVER PLANTATION SECTI	810.00
3/03	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	2,480.00
3/04	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	540.00
3/04	Remote Deposit	580.00
3/04	Remote Deposit	1,120.00
3/04	Remote Deposit	2,750.00
3/05	PAYABLI DEPOSIT TRANSFER 901486310 WFMSPROPAY RIVER PLANTATION SECTI	270.00
3/05	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	515.00
3/06	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	270.00
3/06	Remote Deposit	245.00
3/06	Remote Deposit	270.00
3/06	Remote Deposit	630.00
3/09	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	540.00



ELECTRONIC TRANSFER ERROR RESOLUTION

This Electronic Transfer Error Resolution only applies to accounts held for personal, family or household purposes and is therefore not applicable to business, trust accounts, or any such account held for non-personal purposes.

In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed at the end of this disclosure, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613

3/09	Remote Deposit	1,685.00
3/10	Remote Deposit	270.00
3/11	PAYABLI DEPOSIT TRANSFER 903020046 WFMSPPROPAY RIVER PLANTATION SECTI	245.00
3/11	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	515.00
3/11	Remote Deposit	1,695.00
3/13	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	93.80
3/13	Remote Deposit	320.00
3/17	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	12,965.00
3/17	Remote Deposit	35.00
3/18	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	479.00
3/20	Remote Deposit	540.00
3/20	Remote Deposit	810.00
3/23	Remote Deposit	270.00
3/23	Remote Deposit	515.00
3/24	PAYABLI DEPOSIT TRANSFER 905806163 WFMSPPROPAY RIVER PLANTATION SECTI	290.00
3/25	Remote Deposit	1,890.00
3/27	Remote Deposit	270.00
3/27	Remote Deposit	990.00
3/31	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	540.00
Total Credits		\$38,604.80

Debit Transactions

Other Debits

3/02	AMAZON.COM*BE9UB SEATTLE WA 022826 500000 Card#4245	461.92
3/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	44.00
3/03	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	48.00
3/03	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SECTI	54.00
3/03	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	56.00
3/03	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	63.00
3/03	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	65.00
3/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	130.60
3/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	650.00
3/03	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	683.00
3/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	1,383.33
3/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	2,300.00
3/05	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	5,357.46
3/06	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	187.50
3/06	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	700.00
3/09	TMOBILE*AUTO PAY BELLEVUE WA 030826 479035 Card#4245	120.00
3/10	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	15.90
3/10	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	200.00
3/10	PIEDMONT NATURAL BILL PAY 1560556998 RIVER PLANTATION 8	498.11
3/11	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	700.00
3/12	THE HOME DEPOT # NASHVILLE TN 031226 002927 Card#4245	65.02
3/12	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	193.75

Other Debits

3/12	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	245.00
3/16	USPS PO 47615202 NASHVILLE TN 031326 618226 Card#4245	84.08
3/17	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	2,127.22
3/19	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	1,131.00
3/19	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	8,600.00
3/23	TN-Harpeth Valle Util Payt 3620695501 RIVER PLANTATION 8	126.48
3/23	SERVPRO of Belle WEB PMTS 9001882038 S RIVER PLANTATION VIII	4,377.69
3/24	RIVER PLANTATION CincXfer D1555 4621334837 PFP- Oper 9517	17,649.50
3/30	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	600.00
3/31	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	47.00
3/31	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SECTI	53.00
3/31	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	55.00
3/31	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	62.00
3/31	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	63.00
3/31	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	275.00
3/31	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	485.00

Checks

3/17	Check 995024	340.00
3/31	Check 995025	235.00

(*) Indicates gap in check number sequenece

Total Debits **\$50,532.56**

Average Balance This Statement	\$44,650.19	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	30
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
3/02	46,014.19	3/11	48,910.29	3/20	51,367.02
3/03	44,549.26	3/12	48,406.52	3/23	47,647.85
3/04	49,539.26	3/13	48,820.32	3/24	30,288.35
3/05	44,966.80	3/16	48,736.24	3/25	32,178.35
3/06	45,494.30	3/17	59,269.02	3/27	33,438.35
3/09	47,599.30	3/18	59,748.02	3/30	32,838.35
3/10	47,155.29	3/19	50,017.02	3/31	32,103.35

Credit **\$810.00**
 Date/Time: 3/2/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$810.00

#0 03/02/2026 \$810.00

Credit **\$1635.00**
 Date/Time: 3/2/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$1635.00

#0 03/02/2026 \$1,635.00

Credit **\$580.00**
 Date/Time: 3/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$580.00

#0 03/04/2026 \$580.00

Credit **\$1120.00**
 Date/Time: 3/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$1120.00

#0 03/04/2026 \$1,120.00

Credit **\$2750.00**
 Date/Time: 3/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$2750.00

#0 03/04/2026 \$2,750.00

Credit **\$245.00**
 Date/Time: 3/6/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$245.00

#0 03/06/2026 \$245.00

Credit **\$270.00**
 Date/Time: 3/6/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$270.00

#0 03/06/2026 \$270.00

Credit **\$630.00**
 Date/Time: 3/6/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$630.00

#0 03/06/2026 \$630.00

Credit **\$1685.00**
 Date/Time: 3/9/2026 2:57 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$1685.00

#0 03/09/2026 \$1,685.00

Credit **\$270.00**
 Date/Time: 3/10/2026 2:57 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$270.00

#0 03/10/2026 \$270.00

Credit **\$1695.00**
 Date/Time: 3/11/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$1695.00

#0 03/11/2026 \$1,695.00

Credit **\$320.00**
 Date/Time: 3/13/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$320.00

#0 03/13/2026 \$320.00

Credit **\$35.00**
 Date/Time: 3/17/2026 2:54 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$35.00

#0 03/17/2026 \$35.00

Credit **\$540.00**
 Date/Time: 3/20/2026 2:52 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$540.00

#0 03/20/2026 \$540.00

Credit **\$810.00**
 Date/Time: 3/20/2026 2:52 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$810.00

#0 03/20/2026 \$810.00

Credit **\$270.00**
 Date/Time: 3/23/2026 2:55 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$270.00

#0 03/23/2026 \$270.00

Credit **\$515.00**
 Date/Time: 3/23/2026 2:55 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$515.00

#0 03/23/2026 \$515.00

Credit **\$1890.00**
 Date/Time: 3/25/2026 2:58 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$1890.00

#0 03/25/2026 \$1,890.00

Credit **\$270.00**
 Date/Time: 3/27/2026 2:55 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$270.00

#0 03/27/2026 \$270.00

Credit **\$990.00**
 Date/Time: 3/27/2026 2:55 PM
 Comment: Virtual Deposit Ticket
Pinnacle Bank
 RIVER PLANTATION SECTION 8 HOA
 R/T: 064006937 Account: 800108579517 TC: 40 Amount: \$990.00

#0 03/27/2026 \$990.00

Account: N/A **\$340.00**
 RIVER PLANTATION SECTION VII
 1504 HILLMAN COURT
 BRENTWOOD, TN 37027
 MEMO: Permit # 890048902
 Pinnacle Bank
 March 12, 2026
 Pay THREE HUNDRED FORTY AND 00/100 DOLLARS
 TO THE ORDER OF METRO PUBLIC HEALTH FOOD & HEALT
 2500 CHARLOTTE AVE
 NASHVILLE, TN 37209-4129
 \$*****340.00
 Void After 180 DAYS
 Signature On File
 This check has been authorized
 by your depositor

#995024 03/17/2026 \$340.00

Account: PAYMENT **\$235.00**
 RIVER PLANTATION SECTION VII
 1504 HILLMAN COURT
 BRENTWOOD, TN 37027
 MEMO: Inv # 7070
 Pinnacle Bank
 March 20, 2026
 Pay TWO HUNDRED THIRTY FIVE AND 00/100 DOLLARS
 TO THE ORDER OF HILLS MAINTENANCE
 4705 UTTER AVE
 NASHVILLE, TN 37209-4604
 \$*****235.00
 Void After 180 DAYS
 Signature On File
 This check has been authorized
 by your depositor

#995025 03/31/2026 \$235.00



21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428


Account
River Plantation Section VIII
XXXXXXXX9533

RETURN SERVICE REQUESTED

RIVER PLANTATION SECT EIGHT PHASE II OA
ACCURATE INCOME TAX SERVICE INC - AGENT
RESERVE ACCOUNT
1804 WILLIAMSON CT, SUITE 108
BRENTWOOD TN 37027-8192

Statement of Account

Community Asso Money Market

Balance 3/02/26 \$605,561.73	Summary 
Balance 3/31/26 \$612,728.18	
	Credits +\$17,649.50
	Interest +\$1,506.95
	Debits -\$11,990.00

Credit Transactions

Credits

3/24 RIVER PLANTATION CincXfer 4621334837 ACCRT70	17,649.50
Total Credits	\$17,649.50

Interest

3/31 Interest Deposit	1,506.95
Total Interest Paid	\$1,506.95

Debit Transactions

Other Debits

3/31 RIVER PLANTATION VENDOR PAY 4621334837 ACCRT70	11,990.00
Total Debits	\$11,990.00

Average Balance This Statement	\$609,868.59	Annual Percentage Yield Earned	2.95%
Interest Earned This Period	\$1,458.67	Days in Period	30
2026 Interest Paid	\$4,135.37	Interest Paid	\$1,506.95

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
3/02	605,561.73	3/24	623,211.23	3/31	612,728.18



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