

Financial Report Package

February 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	\$ 38,571.00	\$ 41,040.00	(\$ 2,469.00)	\$ 79,100.00	\$ 82,080.00	(\$ 2,980.00)	\$492,480.00
4001-00 Assessment- Pool Access	590.00	640.00	(50.00)	1,165.00	1,280.00	(115.00)	7,680.00
4010-00 Assessment-Insurance	919.56	-	919.56	2,962.36	-	2,962.36	-
4030-00 Late Fees	-	-	-	20.00	-	20.00	-
4081-00 Clubhouse Rental Income	-	833.33	(833.33)	765.00	1,666.66	(901.66)	10,000.00
4510-00 Interest Income - Reserve	1,841.03	1,250.00	591.03	3,666.14	2,500.00	1,166.14	15,000.00
Total ASSESSMENT INCOME	\$ 41,921.59	\$ 43,763.33	(\$ 1,841.74)	\$ 87,678.50	\$ 87,526.66	\$151.84	\$525,160.00
Total OPERATING INCOME	\$ 41,921.59	\$ 43,763.33	(\$ 1,841.74)	\$ 87,678.50	\$ 87,526.66	\$ 151.84	\$525,160.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	675.00	25.00	1,300.00	1,350.00	50.00	8,100.00
5005-00 Contract Property Manager	1,383.33	1,383.33	-	2,766.66	2,766.66	-	16,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	-	291.67	291.67	-	583.34	583.34	3,500.00
5020-00 Website	250.59	216.67	(33.92)	644.46	433.34	(211.12)	2,600.00
5040-00 Audit/Tax / License/Permits	260.00	625.00	365.00	280.49	1,250.00	969.51	7,500.00
5045-00 Legal Services	-	416.67	416.67	-	833.34	833.34	5,000.00
5080-00 Security	-	125.00	125.00	-	250.00	250.00	1,500.00
5090-00 MISC- Admin	-	166.67	166.67	-	333.34	333.34	2,000.00
Total ADMINISTRATIVE	\$ 2,543.92	\$ 3,900.01	\$ 1,356.09	\$ 4,991.61	\$ 7,800.02	\$2,808.41	\$ 46,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,862.46	4,975.00	112.54	4,862.46	9,950.00	5,087.54	59,700.00
5320-00 Landscape- Other	1,920.00	1,250.00	(670.00)	1,920.00	2,500.00	580.00	15,000.00
5325-00 Tree Trim/Removal	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
Total GROUNDS MAINTENANCE	\$ 6,782.46	\$ 7,058.33	\$ 275.87	\$ 6,782.46	\$ 14,116.66	\$7,334.20	\$ 84,700.00
UTILITIES							
5710-00 Electricity	836.00	1,050.00	214.00	836.00	2,100.00	1,264.00	12,600.00
5720-00 Gas	423.87	200.00	(223.87)	762.42	400.00	(362.42)	2,400.00
5750-00 Water & Sewer	411.33	91.67	(319.66)	460.87	183.34	(277.53)	1,100.00
5760-00 Trash	2,300.00	2,341.67	41.67	6,900.00	4,683.34	(2,216.66)	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	240.00	283.34	43.34	1,700.00
Total UTILITIES	\$ 4,091.20	\$ 3,825.01	(\$ 266.19)	\$ 9,199.29	\$ 7,650.02	(\$1,549.27)	\$ 45,900.00
AMENITIES							
6000-00 Pool Contract	-	700.00	700.00	700.00	1,400.00	700.00	8,400.00
6010-00 Pool Repairs & Maint	-	558.33	558.33	210.00	1,116.66	906.66	6,700.00
6055-00 Clubhouse Repairs & Maint	260.00	833.33	573.33	669.88	1,666.66	996.78	10,000.00
Total AMENITIES	\$ 260.00	\$ 2,091.66	\$ 1,831.66	\$ 1,579.88	\$ 4,183.32	\$2,603.44	\$ 25,100.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	1,900.11	3,166.67	1,266.56	3,844.23	6,333.34	2,489.11	38,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	833.34	833.34	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	658.33	658.33	-	1,316.66	1,316.66	7,900.00
6550-00 Sidewalk Repairs	-	333.33	333.33	-	666.66	666.66	4,000.00
6586-00 Misc Expense	-	166.67	166.67	-	333.34	333.34	2,000.00
6640-00 Termite Contract	-	-	-	6,800.00	6,800.00	-	6,800.00
6641-00 Pest Contract	-	-	-	1,100.00	1,100.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$ 1,900.11	\$ 7,241.67	\$ 5,341.56	\$ 11,744.23	\$ 22,383.34	\$10,639.11	\$ 98,100.00
RESERVE EXPENSES							
8500-00 Reserve - General	833.33	833.33	-	1,666.66	1,666.66	-	10,000.00
8505-00 Reserve - Roof Replacement	6,675.08	6,675.08	-	13,350.16	13,350.16	-	80,101.00
8510-00 Reserve - Building Refurbish	8,277.58	-	(8,277.58)	86,555.16	78,277.58	(8,277.58)	78,277.58
8515-00 Reserve - Pool	380.92	380.92	-	761.84	761.84	-	4,571.00
8520-00 Reserve - Street	744.50	744.50	-	1,489.00	1,489.00	-	8,934.00
8535-00 Reserve - Clubhouse	416.67	416.67	-	833.34	833.34	-	5,000.00
8540-00 Reserve - Termite	321.42	321.42	-	642.84	642.84	-	3,857.00
Total RESERVE EXPENSES	\$ 17,649.50	\$ 9,371.92	(\$ 8,277.58)	\$105,299.00	\$ 97,021.42	(\$8,277.58)	\$190,740.58

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$33,227.19	\$33,488.60	\$261.41	\$139,596.47	\$153,154.78	\$13,558.31	\$491,340.58
Net Income:	\$8,694.40	\$10,274.73	(\$1,580.33)	(\$51,917.97)	(\$65,628.12)	\$13,710.15	\$33,819.42

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$43,558.15
10-1002-00	Pinnacle - Reserve 9533	605,561.73
10-1007-00	Pinnacle - 9525	221,391.60

Total CASH - OPERATING: \$870,511.48

Total Assets:

\$870,511.48

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	27,560.30

Total CURRENT LIABILITIES: \$27,079.03

RESERVE FUNDS

25-2500-00	Reserves-Contingency	16,666.66
25-2505-00	Reserve - Roof Replacement	313,350.16
25-2510-00	Reserve - Building Refurbish	226,980.14
25-2515-00	Reserve - Pool	761.84
25-2516-00	Reserves-Pool (Surfacing)	30,000.00
25-2517-00	Reserves-Pool (Furniture)	5,000.00
25-2520-00	Reserve - Street	1,489.00
25-2535-00	Reserve - Clubhouse	15,833.34
25-2540-00	Reserve - Termite	642.84
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: \$670,723.98

EQUITY

30-3100-00	Retained Earnings	224,626.44
------------	-------------------	------------

Total EQUITY: \$224,626.44

Net Income Gain / Loss (51,917.97)

(\$51,917.97)

Total Liabilities & Equity:

\$870,511.48

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1001-00	Pinnacle - Operating 9517	\$40,775.13	\$36,010.21	\$33,227.19	\$43,558.15
10-1002-00	Pinnacle - Reserve 9533	\$590,069.31	\$18,997.42	\$3,505.00	\$605,561.73
10-1007-00	Pinnacle - 9525	\$220,898.49	\$986.27	\$493.16	\$221,391.60
20-2050-00	Clearing Acct	\$481.27	\$0.00	\$0.00	\$481.27
20-2100-00	Prepaid Assessments	(\$31,630.65)	\$12,901.35	\$8,831.00	(\$27,560.30)
25-2500-00	Reserves-Contingency	(\$15,833.33)	\$0.00	\$833.33	(\$16,666.66)
25-2505-00	Reserve - Roof Replacement	(\$306,675.08)	\$0.00	\$6,675.08	(\$313,350.16)
25-2510-00	Reserve - Building Refurbish	(\$222,207.56)	\$3,505.00	\$8,277.58	(\$226,980.14)
25-2515-00	Reserve - Pool	(\$380.92)	\$0.00	\$380.92	(\$761.84)
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	(\$744.50)	\$0.00	\$744.50	(\$1,489.00)
25-2535-00	Reserve - Clubhouse	(\$15,416.67)	\$0.00	\$416.67	(\$15,833.34)
25-2540-00	Reserve - Termite	(\$321.42)	\$0.00	\$321.42	(\$642.84)
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	(\$40,529.00)	\$270.00	\$38,841.00	(\$79,100.00)
40-4001-00	Assessment- Pool Access	(\$575.00)	\$0.00	\$590.00	(\$1,165.00)
40-4010-00	Assessment-Insurance	(\$2,042.80)	\$0.00	\$919.56	(\$2,962.36)
40-4030-00	Late Fees	(\$20.00)	\$0.00	\$0.00	(\$20.00)
40-4081-00	Clubhouse Rental Income	(\$765.00)	\$0.00	\$0.00	(\$765.00)
40-4510-00	Interest Income - Reserve	(\$1,825.11)	\$493.16	\$2,334.19	(\$3,666.14)
50-5000-00	Management Contract	\$650.00	\$650.00	\$0.00	\$1,300.00
50-5005-00	Contract Property Manager	\$1,383.33	\$1,383.33	\$0.00	\$2,766.66
50-5020-00	Website	\$393.87	\$250.59	\$0.00	\$644.46
50-5040-00	Audit/Tax / License/Permits	\$20.49	\$260.00	\$0.00	\$280.49
53-5300-00	Grounds- Contract	\$0.00	\$4,862.46	\$0.00	\$4,862.46
53-5320-00	Landscape- Other	\$0.00	\$1,920.00	\$0.00	\$1,920.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
57-5710-00	Electricity	\$0.00	\$836.00	\$0.00	\$836.00
57-5720-00	Gas	\$338.55	\$423.87	\$0.00	\$762.42
57-5750-00	Water & Sewer	\$49.54	\$411.33	\$0.00	\$460.87
57-5760-00	Trash	\$4,600.00	\$2,300.00	\$0.00	\$6,900.00
57-5770-00	Telephone/Wifi	\$120.00	\$120.00	\$0.00	\$240.00
60-6000-00	Pool Contract	\$700.00	\$0.00	\$0.00	\$700.00
60-6010-00	Pool Repairs & Maint	\$210.00	\$0.00	\$0.00	\$210.00
60-6055-00	Clubhouse Repairs & Maint	\$409.88	\$260.00	\$0.00	\$669.88
65-6510-00	Building Maintenance/Repairs	\$1,944.12	\$1,900.11	\$0.00	\$3,844.23
65-6640-00	Termite Contract	\$6,800.00	\$0.00	\$0.00	\$6,800.00
65-6641-00	Pest Contract	\$1,100.00	\$0.00	\$0.00	\$1,100.00
85-8500-00	Reserve - General	\$833.33	\$833.33	\$0.00	\$1,666.66
Totals:		(\$86,816.17)	\$89,574.43	\$106,390.60	(\$103,632.34)

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

Description	January	February
RESERVE FUNDS Totals:	(\$15,750.00)	(\$3,505.00)
ADMINISTRATIVE		
5000-00 Management Contract	(\$650.00)	(\$650.00)
5005-00 Contract Property Manager	(\$1,383.33)	(\$1,383.33)
5020-00 Website	(\$393.87)	(\$250.59)
5040-00 Audit/Tax / License/Permits	(\$20.49)	(\$260.00)
ADMINISTRATIVE Totals:	(\$2,447.69)	(\$2,543.92)
GROUNDS MAINTENANCE		
5300-00 Grounds- Contract	\$0.00	(\$4,862.46)
5320-00 Landscape- Other	\$0.00	(\$1,920.00)
GROUNDS MAINTENANCE Totals:	\$0.00	(\$6,782.46)
UTILITIES		
5710-00 Electricity	\$0.00	(\$836.00)
5720-00 Gas	(\$338.55)	(\$423.87)
5750-00 Water & Sewer	(\$49.54)	(\$411.33)
5760-00 Trash	(\$4,600.00)	(\$2,300.00)
5770-00 Telephone/Wifi	(\$120.00)	(\$120.00)
UTILITIES Totals:	(\$5,108.09)	(\$4,091.20)
AMENITIES		
6000-00 Pool Contract	(\$700.00)	\$0.00
6010-00 Pool Repairs & Maint	(\$210.00)	\$0.00
6055-00 Clubhouse Repairs & Maint	(\$423.01)	(\$260.00)
AMENITIES Totals:	(\$1,333.01)	(\$260.00)
REPAIRS & MAINTENANCE		

Description	January	February
6510-00 Building Maintenance/Repairs	(\$1,944.12)	(\$1,900.11)
6640-00 Termite Contract	(\$6,800.00)	\$0.00
6641-00 Pest Contract	(\$1,100.00)	\$0.00
REPAIRS & MAINTENANCE Totals:	(\$9,844.12)	(\$1,900.11)
Uses of Cash Totals:	(\$34,482.91)	(\$19,082.69)
Ending Cash Balance		
CASH - OPERATING		
1001-00 Pinnacle - Operating 9517	\$40,775.13	\$43,558.15
1002-00 Pinnacle - Reserve 9533	\$590,069.31	\$605,561.73
1007-00 Pinnacle - 9525	\$220,898.49	\$221,391.60
CASH - OPERATING Totals:	\$851,742.93	\$870,511.48
Ending Cash Balance Totals:	\$851,742.93	\$870,511.48

	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	-	-	-	-	-	-	-	-	-	-	82,080.00	492,480.00
Actual	40,529.00	38,571.00	-	-	-	-	-	-	-	-	-	-	79,100.00	
Variance	(511.00)	(2,469.00)	-	-	-	-	-	-	-	-	-	-	(2,980.00)	
4001-00 Assessment- Pool Access														
Budget	640.00	640.00	-	-	-	-	-	-	-	-	-	-	1,280.00	7,680.00
Actual	575.00	590.00	-	-	-	-	-	-	-	-	-	-	1,165.00	
Variance	(65.00)	(50.00)	-	-	-	-	-	-	-	-	-	-	(115.00)	
4010-00 Assessment-Insurance														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	2,042.80	919.56	-	-	-	-	-	-	-	-	-	-	2,962.36	
Variance	2,042.80	919.56	-	-	-	-	-	-	-	-	-	-	2,962.36	
4030-00 Late Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	20.00	-	-	-	-	-	-	-	-	-	-	-	20.00	
Variance	20.00	-	-	-	-	-	-	-	-	-	-	-	20.00	
4081-00 Clubhouse Rental Income														
Budget	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	10,000.00
Actual	765.00	-	-	-	-	-	-	-	-	-	-	-	765.00	
Variance	(68.33)	(833.33)	-	-	-	-	-	-	-	-	-	-	(901.66)	
4510-00 Interest Income - Reserve														
Budget	1,250.00	1,250.00	-	-	-	-	-	-	-	-	-	-	2,500.00	15,000.00
Actual	1,825.11	1,841.03	-	-	-	-	-	-	-	-	-	-	3,666.14	
Variance	575.11	591.03	-	-	-	-	-	-	-	-	-	-	1,166.14	
Total 40 - ASSESSMENT INCOME														
Budget	43,763.33	43,763.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,526.66	525,160.00
Actual	45,756.91	41,921.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,678.50	
Variance	1,993.58	(1,841.74)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.84	
Total OPERATING INCOME														
Budget	43,763.33	43,763.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,526.66	525,160.00
Actual	45,756.91	41,921.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,678.50	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	1,993.58	(1,841.74)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.84	
OPERATING EXPENSE														
ADMINISTRATIVE														
5000-00 Management Contract														
Budget	675.00	675.00	-	-	-	-	-	-	-	-	-	-	1,350.00	8,100.00
Actual	650.00	650.00	-	-	-	-	-	-	-	-	-	-	1,300.00	
Variance	25.00	25.00	-	-	-	-	-	-	-	-	-	-	50.00	
5005-00 Contract Property Manager														
Budget	1,383.33	1,383.33	-	-	-	-	-	-	-	-	-	-	2,766.66	16,600.00
Actual	1,383.33	1,383.33	-	-	-	-	-	-	-	-	-	-	2,766.66	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5015-00 Printing, Copies & Postage/ Office Supplies														
Budget	291.67	291.67	-	-	-	-	-	-	-	-	-	-	583.34	3,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	291.67	291.67	-	-	-	-	-	-	-	-	-	-	583.34	
5020-00 Website														
Budget	216.67	216.67	-	-	-	-	-	-	-	-	-	-	433.34	2,600.00
Actual	393.87	250.59	-	-	-	-	-	-	-	-	-	-	644.46	
Variance	(177.20)	(33.92)	-	-	-	-	-	-	-	-	-	-	(211.12)	
5040-00 Audit/Tax / License/Permits														
Budget	625.00	625.00	-	-	-	-	-	-	-	-	-	-	1,250.00	7,500.00
Actual	20.49	260.00	-	-	-	-	-	-	-	-	-	-	280.49	
Variance	604.51	365.00	-	-	-	-	-	-	-	-	-	-	969.51	
5045-00 Legal Services														
Budget	416.67	416.67	-	-	-	-	-	-	-	-	-	-	833.34	5,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	416.67	416.67	-	-	-	-	-	-	-	-	-	-	833.34	
5080-00 Security														
Budget	125.00	125.00	-	-	-	-	-	-	-	-	-	-	250.00	1,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	125.00	125.00	-	-	-	-	-	-	-	-	-	-	250.00	
5090-00 MISC- Admin														
Budget	166.67	166.67	-	-	-	-	-	-	-	-	-	-	333.34	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	-	-	-	-	-	-	-	-	-	-	333.34	

	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,800.02	46,800.00
Actual	2,447.69	2,543.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,991.61	
Variance	1,452.32	1,356.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,808.41	
GROUNDS MAINTENANCE														
5300-00 Grounds- Contract														
Budget	4,975.00	4,975.00	-	-	-	-	-	-	-	-	-	-	9,950.00	59,700.00
Actual	-	4,862.46	-	-	-	-	-	-	-	-	-	-	4,862.46	
Variance	4,975.00	112.54	-	-	-	-	-	-	-	-	-	-	5,087.54	
5320-00 Landscape- Other														
Budget	1,250.00	1,250.00	-	-	-	-	-	-	-	-	-	-	2,500.00	15,000.00
Actual	-	1,920.00	-	-	-	-	-	-	-	-	-	-	1,920.00	
Variance	1,250.00	(670.00)	-	-	-	-	-	-	-	-	-	-	580.00	
5325-00 Tree Trim/Removal														
Budget	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	
Total 53 - GROUNDS MAINTENANCE														
Budget	7,058.33	7,058.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,116.66	84,700.00
Actual	0.00	6,782.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,782.46	
Variance	7,058.33	275.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,334.20	
UTILITIES														
5710-00 Electricity														
Budget	1,050.00	1,050.00	-	-	-	-	-	-	-	-	-	-	2,100.00	12,600.00
Actual	-	836.00	-	-	-	-	-	-	-	-	-	-	836.00	
Variance	1,050.00	214.00	-	-	-	-	-	-	-	-	-	-	1,264.00	
5720-00 Gas														
Budget	200.00	200.00	-	-	-	-	-	-	-	-	-	-	400.00	2,400.00
Actual	338.55	423.87	-	-	-	-	-	-	-	-	-	-	762.42	
Variance	(138.55)	(223.87)	-	-	-	-	-	-	-	-	-	-	(362.42)	
5750-00 Water & Sewer														
Budget	91.67	91.67	-	-	-	-	-	-	-	-	-	-	183.34	1,100.00
Actual	49.54	411.33	-	-	-	-	-	-	-	-	-	-	460.87	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	42.13	(319.66)	-	-	-	-	-	-	-	-	-	-	(277.53)	
5760-00 Trash														
Budget	2,341.67	2,341.67	-	-	-	-	-	-	-	-	-	-	4,683.34	28,100.00
Actual	4,600.00	2,300.00	-	-	-	-	-	-	-	-	-	-	6,900.00	
Variance	(2,258.33)	41.67	-	-	-	-	-	-	-	-	-	-	(2,216.66)	
5770-00 Telephone/Wifi														
Budget	141.67	141.67	-	-	-	-	-	-	-	-	-	-	283.34	1,700.00
Actual	120.00	120.00	-	-	-	-	-	-	-	-	-	-	240.00	
Variance	21.67	21.67	-	-	-	-	-	-	-	-	-	-	43.34	
Total 57 - UTILITIES														
Budget	3,825.01	3,825.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,650.02	45,900.00
Actual	5,108.09	4,091.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,199.29	
Variance	(1,283.08)	(266.19)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,549.27)	
AMENITIES														
6000-00 Pool Contract														
Budget	700.00	700.00	-	-	-	-	-	-	-	-	-	-	1,400.00	8,400.00
Actual	700.00	-	-	-	-	-	-	-	-	-	-	-	700.00	
Variance	-	700.00	-	-	-	-	-	-	-	-	-	-	700.00	
6010-00 Pool Repairs & Maint														
Budget	558.33	558.33	-	-	-	-	-	-	-	-	-	-	1,116.66	6,700.00
Actual	210.00	-	-	-	-	-	-	-	-	-	-	-	210.00	
Variance	348.33	558.33	-	-	-	-	-	-	-	-	-	-	906.66	
6055-00 Clubhouse Repairs & Maint														
Budget	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	10,000.00
Actual	409.88	260.00	-	-	-	-	-	-	-	-	-	-	669.88	
Variance	423.45	573.33	-	-	-	-	-	-	-	-	-	-	996.78	
Total 60 - AMENITIES														
Budget	2,091.66	2,091.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,183.32	25,100.00
Actual	1,319.88	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,579.88	
Variance	771.78	1,831.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,603.44	
REPAIRS & MAINTENANCE														
6510-00 Building Maintenance/Repairs														
Budget	3,166.67	3,166.67	-	-	-	-	-	-	-	-	-	-	6,333.34	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	-	-	-	-	-	-	-	-	-	-	3,844.23	
Variance	1,222.55	1,266.56	-	-	-	-	-	-	-	-	-	-	2,489.11	
6521-00 Roof Repairs														
Budget	416.67	416.67	-	-	-	-	-	-	-	-	-	-	833.34	5,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	416.67	416.67	-	-	-	-	-	-	-	-	-	-	833.34	
6522-00 Foundation Repairs														
Budget	2,500.00	2,500.00	-	-	-	-	-	-	-	-	-	-	5,000.00	30,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	2,500.00	2,500.00	-	-	-	-	-	-	-	-	-	-	5,000.00	
6525-00 Gutter Maint/Cleaning														
Budget	658.33	658.33	-	-	-	-	-	-	-	-	-	-	1,316.66	7,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	658.33	658.33	-	-	-	-	-	-	-	-	-	-	1,316.66	
6550-00 Sidewalk Repairs														
Budget	333.33	333.33	-	-	-	-	-	-	-	-	-	-	666.66	4,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	333.33	333.33	-	-	-	-	-	-	-	-	-	-	666.66	
6586-00 Misc Expense														
Budget	166.67	166.67	-	-	-	-	-	-	-	-	-	-	333.34	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	166.67	166.67	-	-	-	-	-	-	-	-	-	-	333.34	
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	-	-	-	-	-	-	-	-	-	-	-	1,100.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 65 - REPAIRS & MAINTENANCE														
Budget	15,141.67	7,241.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,383.34	98,100.00
Actual	9,844.12	1,900.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,744.23	
Variance	5,297.55	5,341.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,639.11	

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	-	-	-	-	-	-	-	-	-	-	1,666.66	10,000.00
Actual	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8505-00 Reserve - Roof Replacement														
Budget	6,675.08	6,675.08	-	-	-	-	-	-	-	-	-	-	13,350.16	80,101.00
Actual	6,675.08	6,675.08	-	-	-	-	-	-	-	-	-	-	13,350.16	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8510-00 Reserve - Building Refurbish														
Budget	78,277.58	-	-	-	-	-	-	-	-	-	-	-	78,277.58	78,277.58
Actual	78,277.58	8,277.58	-	-	-	-	-	-	-	-	-	-	86,555.16	
Variance	-	(8,277.58)	-	-	-	-	-	-	-	-	-	-	(8,277.58)	
8515-00 Reserve - Pool														
Budget	380.92	380.92	-	-	-	-	-	-	-	-	-	-	761.84	4,571.00
Actual	380.92	380.92	-	-	-	-	-	-	-	-	-	-	761.84	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8520-00 Reserve - Street														
Budget	744.50	744.50	-	-	-	-	-	-	-	-	-	-	1,489.00	8,934.00
Actual	744.50	744.50	-	-	-	-	-	-	-	-	-	-	1,489.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8535-00 Reserve - Clubhouse														
Budget	416.67	416.67	-	-	-	-	-	-	-	-	-	-	833.34	5,000.00
Actual	416.67	416.67	-	-	-	-	-	-	-	-	-	-	833.34	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
8540-00 Reserve - Termite														
Budget	321.42	321.42	-	-	-	-	-	-	-	-	-	-	642.84	3,857.00
Actual	321.42	321.42	-	-	-	-	-	-	-	-	-	-	642.84	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 85 - RESERVE EXPENSES														
Budget	87,649.50	9,371.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,021.42	190,740.58
Actual	87,649.50	17,649.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,299.00	
Variance	0.00	(8,277.58)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(8,277.58)	
Total OPERATING EXPENSE														
Budget	119,666.18	33,488.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153,154.78	491,340.58

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Actual	106,369.28	33,227.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139,596.47	
Variance	13,296.90	261.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,558.31	
Net Income:														
Budget	(75,902.85)	10,274.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(65,628.12)	
Actual	(60,612.37)	8,694.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(51,917.97)	
Variance	15,290.48	(1,580.33)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,710.15	

Description	Current	Over 30	Over 60	Over 90	Balance
RPV81415 - Austin Adams Owner 415 General George Patton Road					
					Last Payment: \$270.00 on 02/14/2026
Total:	\$0.00	\$209.00	\$0.00	\$0.00	\$209.00
RPV81606 - Christine Alexander & Wilfred Smith Owner 606 General George Patton Road					
					Last Payment: \$300.00 on 02/09/2026
Total:	\$0.00	\$182.00	\$0.00	\$0.00	\$182.00
RPV81610 - James Ball & Renee Ball Owner 610 General George Patton Road					
					Last Payment: \$245.00 on 02/04/2026
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
RPV81419 - Charles Brannan - ATTY At Attorney 419 General George Patton Road					
					Last Payment: \$750.00 on 01/06/2026
Total:	\$290.00	\$270.00	\$265.00	\$627.90	\$1,452.90
RPV81619 - Cumi Brewster Owner 619 General George Patton Road					
					Last Payment: \$245.00 on 02/09/2026
Total:	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
RPV81413 - Lynn Buchanan Owner 413 General George Patton Road					
					Last Payment: \$270.00 on 02/14/2026
Total:	\$0.00	\$0.00	\$108.00	\$0.00	\$108.00
RPV81744 - Kelly Burns Owner 744 General George Patton Road					
					Last Payment: \$250.00 on 01/28/2026
Total:	\$290.00	\$229.00	\$229.00	\$239.00	\$987.00
RPV817502 - Vada Cagle Owner 7502 Old Harding Pike					
					Last Payment: \$35.00 on 02/14/2026
Total:	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
RPV81636 - Pamela Jean Capps Owner 636 General George Patton Road					
					Last Payment: \$479.00 on 01/09/2026
Total:	\$290.00	\$0.00	\$0.00	\$0.00	\$290.00
RPV81625 - Ann Carter & Lisa Ward Owner 625 General George Patton Road					
					Last Payment: \$245.00 on 02/01/2026
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
RPV81418 - Cynthia Jones Owner 418 General George Patton Road					
					Last Payment: \$770.76 on 02/13/2026
Total:	\$270.00	\$0.00	\$0.00	\$0.00	\$270.00
RPV817500 - Kevin Komisar Owner 7500 Old Harding Pike					
					Last Payment: \$35.00 on 02/09/2026
Total:	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
RPV817524 - Taran Magee & Kelsey Henderson Owner 7524 Old Harding Pike					
					Last Payment: \$35.00 on 02/04/2026
Total:	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
RPV81524 - Beverly Markham & Rochelle Markham Owner 524 General George Patton Road					
					Last Payment: \$494.00 on 12/18/2025
Total:	\$290.00	\$479.00	\$0.00	\$0.00	\$769.00

Description	Current	Over 30	Over 60	Over 90	Balance
RPV8742 - Katherine Morel - ATTY & Felix Morel - ATTY At Attorney 742 General George Patton Road					
					Last Payment: \$235.00 on 12/31/2025
Total:	\$290.00	\$519.00	\$494.00	\$1,697.00	\$3,000.00
RPV87528 - Ky Nguyen Owner 7528 Old Harding Pike					
					Last Payment: \$40.00 on 02/04/2026
Total:	\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
RPV8705 - Deborah A. Primm Owner 705 General George Patton Road					
					Last Payment: \$93.80 on 02/12/2026
Total:	\$0.00	\$209.00	\$173.20	\$0.00	\$382.20
RPV8745 - Neeraj Redrouthu Owner 745 General George Patton Road					
					Last Payment: \$245.00 on 02/04/2026
Total:	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
RPV8632 - Ruben Saroukhanian Owner 632 General George Patton Road					
					Last Payment: \$270.00 on 02/14/2026
Total:	\$0.00	\$209.00	\$0.00	\$0.00	\$209.00
RPV8724 - Judy Spivey - ATTY At Attorney 724 General George Patton Road					
					Last Payment: \$1,428.00 on 10/07/2025
Total:	\$290.00	\$519.00	\$494.00	\$1,942.00	\$3,245.00
RPV87504 - Jonathan Stinson Owner 7504 Old Harding Pike					
					Last Payment: \$1,255.00 on 07/22/2025
Total:	\$55.00	\$40.00	\$50.00	\$200.00	\$345.00
RPV8527 - Wendy Vincent Owner 527 General George Patton Road					
					Last Payment: \$245.00 on 02/10/2026
Total:	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
RPV8716 - Kenneth West - ATTY At Attorney 716 General George Patton Road					
					Last Payment: \$800.00 on 10/17/2025
Total:	\$290.00	\$519.00	\$494.00	\$1,417.00	\$2,720.00
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
RIVER PLANTATION SECTION 8 HOA	\$2,590.00	\$3,384.00	\$2,307.20	\$6,122.90	\$14,404.10

Description	Current	Over 30	Over 60	Over 90	Balance
Description					Total
Assessment - Homeowner (Delinquent Fee) 2025			\$620.00		\$620.00
Assessment - Homeowner (Delinquent Fee) 2026			\$200.00		\$200.00
Assessment - Homeowner 2025			\$4,310.90		\$4,310.90
Assessment - Homeowner 2026			\$3,730.00		\$3,730.00
Assessment- Pool Access (Delinquent Fee) 2025			\$75.00		\$75.00
Assessment- Pool Access (Delinquent Fee) 2026			\$15.00		\$15.00
Assessment- Pool Access 2025			\$175.00		\$175.00
Assessment- Pool Access 2026			\$115.00		\$115.00
Insurance (Delinquent Fee) 2025			\$160.00		\$160.00
Insurance (Delinquent Fee) 2026			\$60.00		\$60.00
Insurance 2025			\$4,943.20		\$4,943.20
		AR Total:	\$14,404.10		

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)
RPVIII405	MM Decuyper	405 General George Patton Road Nashville, TN 37221	(\$87.00)
RPVIII406	Frank Ballinger ballingern@aol.com;franklinrosemary@bellsouth.n	406 General George Patton Road Nashville, TN 37221	(\$2,982.10)
RPVIII408	Dennis Arnold achmechanical@hotmail.com;kairish61@gmail.com	408 General George Patton Road Nashville, TN 37221	(\$715.00)
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	(\$245.00)
RPVIII414	Paul D. Richardson pdrnash@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	(\$231.00)
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	(\$1,080.00)
RPVIII513	Benjamin Pace Muha benmuha@comcast.net	513 General George Patton Road Nashville, TN 37221	(\$856.68)
RPVIII520	Miranda Clements mirandaclements2729@gmail.com	520 General George Patton Road Nashville, TN 37221	(\$241.52)
RPVIII521	Taffey Hall taffeyhall@gmail.com	521 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII523	Sharon L. Ferraraccio oldmarketwindows1@verizon.net	523 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII531	Ramona Steltemeier	531 General George Patton Road Nashville, TN 37221	(\$2,700.00)
RPVIII532	Linda Simmons lffksimmons@gmail.com	532 General George Patton Road Nashville, TN 37221	(\$180.00)
RPVIII541	April Tibar & Paolo Tibar aprilibar21@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)
RPVIII608	Larry Smith lsmithrp8@gmail.com;smithhlarry@comcast.net,hla	608 General George Patton Road Nashville, TN 37221	(\$270.00)
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	(\$93.00)
RPVIII621	Sally Lewis slewis1919@comcast.net	621 General George Patton Road Nashville, TN 37221	(\$245.00)
RPVIII624	Timothy Steiner tsteiner360@yahoo.com	624 General George Patton Road Nashville, TN 37221	(\$1,475.00)
RPVIII628	Susan Trim sasan2280292@gmail.com	628 General George Patton Road Nashville, TN 37221	(\$290.00)
RPVIII634	Laura Andrews landrews414@gmail.com	634 General George Patton Road Nashville, TN 37221	(\$270.00)

Account No:	Homeowner Name	Address	Balance
RPV88700	Victor Caceres & Teresa Caceres vwcaceres@gmail.com;	700 General George Patton Road Nashville, TN 37221	(\$245.00)
RPV88707	Bill Hunnicutt billhunnicut@msn.com	707 General George Patton Road Nashville, TN 37221	(\$905.00)
RPV88710	CHG 2020 IRRV TRUST & Flynn Doyle, Trustee fdoyl@bancard.com	710 General George Patton Road Nashville, TN 37221	(\$2,700.00)
RPV88711	Kathryn Weaver katrx@bellsouth.net	711 General George Patton Road Nashville, TN 37221	(\$1,080.00)
RPV88715	Terry Grave tegrave@yahoo.com;terry@teg-llc.com	715 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88718	Judith Ann Wooldridge Judith.a.wooldridge@gmail.com;judy.wooldridge@a	718 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88721	David Wilson davidstevn@bellsouth.net	721 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88723	Judy Dalton jodalt@comcast.net;joy.dalton@yahoo.com;mimid1	723 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88725	Marie Heath tiffnaynay@yahoo.com	725 General George Patton Road Nashville, TN 37221	(\$209.00)
RPV88727	Rundi Ream rundiream@aol.com	727 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88728	David Hodgins & Wendy Hodgins wash1739@gmail.com	728 General George Patton Road Nashville, TN 37221	(\$540.00)
RPV88729	Stephen VonCanon jenvoncanon@yahoo.com;svoncanon@comcast.ne	729 General George Patton Road Nashville, TN 37221	(\$245.00)
RPV88731	Tommy Cox & Cathy Cox cathycx260@gmail.com	731 General George Patton Road Nashville, TN 37221	(\$245.00)
RPV88732	Karson Corley & Meredith Batey karson.corley@icloud.com,mjbatey2@gmail.com,ka	732 General George Patton Road Nashville, TN 37221	(\$418.00)
RPV88733	Mark Allen & Sheila Allen sheliaallenusa@netzero.net	733 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88734	Harriet Jordan	734 General George Patton Road Nashville, TN 37221	(\$1,490.00)
RPV88735	Cindy Whitworth cindym54@me.com	735 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88738	Will King susanpking@hotmail.com	738 General George Patton Road Nashville, TN 37221	(\$250.00)
RPV88739	James Hace & Ann Hace jhace@hotmail.com;annhace@yahoo.com	739 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88740	Robert Armstrong	740 General George Patton Road Nashville, TN 37221	(\$245.00)
RPV887512	Robert Proffitt melodyproffitt@yahoo.com	7512 Old Harding Pike Nashville, TN 37221	(\$40.00)
RPV887514	Jamie Shankland & Lisa Shankland lrshankland@aol.com	7514 Old Harding Pike Nashville, TN 37221	(\$40.00)
RPV887520	Malina Pal mpnash7520@gmail.com	7520 Old Harding Pike Nashville, TN 37221	(\$40.00)
RPV887532	Amer Massad & Elizabeth Naber ;lizanaber79@yahoo.com	7532 Old Harding Pike Nashville, TN 37221	(\$335.00)
RPV888960	Steven Scutti & Donna Scutti sscutti@comcast.net	8960 Sawyer Brown Road Nashville, TN 37221	(\$270.00)
RIVER PLANTATION SECTION 8 HOA Total			54 (\$27,560.30)

Date	Check #	Payee	Amount
10-1001-00 Pinnacle - Operating 9517			
02/01/2026	0	DC Capital	\$650.00
		50-5000-00 Management Contract	\$650.00
02/01/2026	0	Linda Simmons	\$1,383.33
		50-5005-00 Contract Property Manager	\$1,383.33
02/01/2026			\$17,649.50
		10-1002-00 Transfer to PFP RESERVE - 9533; Monthly Reserve Contribution	\$17,649.50
02/02/2026	0	Cultivation Network	\$130.60
		Invoice #: 4781	
		50-5020-00 Invoice: 4781; Website	\$130.60
02/03/2026	0	NES	\$836.00
		57-5710-00 Electricity	\$836.00
02/10/2026	0	Michael Love	\$205.00
		Invoice #: 2026.2.9	
		65-6510-00 Invoice: 2026.2.9; Building Maintenance/Repairs	\$205.00
02/10/2026	0	Green Max Landscaping	\$2,300.00
		Invoice #: 2076	
		57-5760-00 Invoice: 2076; Trash	\$2,300.00
02/11/2026	0	Piedmont Utilities	\$423.87
		57-5720-00 Gas	\$423.87
02/11/2026	0	T Mobile	\$120.00
		57-5770-00 Telephone/Wifi	\$120.00
02/11/2026	0	Dixon Management Group LLC	\$1,695.11
		65-6510-00 Building Maintenance/Repairs	\$1,695.11
02/11/2026	0	Go Daddy	\$119.99
		50-5020-00 Website	\$119.99
02/11/2026	0	Christopher Gray	\$260.00
		Invoice #: 60404926	
		60-6055-00 Invoice: 60404926; Clubhouse Repairs & Maint	\$260.00
02/11/2026	0	Head Brothers LLC	\$6,782.46
		Invoice #: 44273	
		53-5300-00 Invoice: 44273; Grounds- Contract	\$4,862.46
		53-5320-00 Invoice: 44273; Landscape- Other	\$1,920.00
02/11/2026	0	DC Capital	\$200.00
		50-5040-00 Audit/Tax / License/Permits	\$200.00
02/12/2026	0	DC Capital	\$60.00
		Invoice #: 1099s	
		50-5040-00 Invoice: 1099s; Audit/Tax / License/Permits	\$60.00
02/24/2026	0	HVUD	\$411.33
		57-5750-00 Water & Sewer	\$411.33
		Account Totals	
		# Checks:	15
			\$33,227.19

10-1002-00 Pinnacle - Reserve 9533

Date	Check #	Payee	Amount
02/16/2026	0	Allegiance Companies LLC	\$3,505.00
		Invoice #: 8429	
		25-2510-00 Invoice: 8429; Reserve - Building Refurbish	\$3,505.00
		Account Totals	# Checks: 1
			\$3,505.00
		Association Totals	# Checks: 16
			\$36,732.19

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)
				Total Uncleared	(\$472.96)
Cleared Items					
Credits					
02/02/2026	02/03/2026	Deposit from batch 25906	25906 - Online Payment	2349	\$1,620.00
02/03/2026	02/03/2026	Deposit from batch 26053	26053 - Payabli Credit Card	2366	\$820.00
02/03/2026	02/04/2026	Deposit from batch 25921	25921 - Online Payment	2350	\$1,055.00
02/04/2026	02/04/2026	Deposit from batch 25929	25929 - Scanned Checks	2351	\$810.00
02/04/2026	02/04/2026	Deposit from batch 25938	25938 - Scanned Checks	2352	\$3,475.00
02/04/2026	02/05/2026	Deposit from batch 25931	25931 - Online Payment	2353	\$391.00
02/05/2026	02/05/2026	Deposit from batch 25940	25940 - Online Payment	2356	\$270.00
02/05/2026	02/05/2026	Deposit from batch 25957	25957 - Scanned Checks	2354	\$270.00
02/05/2026	02/05/2026	Deposit from batch 25959	25959 - Scanned Checks	2355	\$810.00
02/05/2026	02/06/2026	Deposit from batch 25968	25968 - Payabli Credit Card	2357	\$270.00
02/06/2026	02/06/2026	Deposit from batch 25995	25995 - Payabli Credit Card	2359	\$270.00
02/06/2026	02/09/2026	Deposit from batch 25965	25965 - Online Payment	2358	\$540.00
02/09/2026	02/09/2026	Deposit from batch 25987	25987 - Scanned Checks	2360	\$850.00
02/09/2026	02/09/2026	Deposit from batch 25988	25988 - Scanned Checks	2361	\$1,490.00
02/10/2026	02/10/2026	Deposit from batch 26012	26012 - Scanned Checks	2362	\$270.00
02/10/2026	02/10/2026	Deposit from batch 26015	26015 - Scanned Checks	2363	\$1,069.65
02/10/2026	02/11/2026	Deposit from batch 26011	26011 - Online Payment	2364	\$515.00
02/11/2026	02/11/2026	Deposit from batch 26084	26084 - Payabli Credit Card	2367	\$245.00
02/11/2026	02/11/2026	Deposit from batch 26090	26090 - Payabli Credit Card	2368	\$300.00
02/11/2026	02/11/2026	Deposit from batch 26047	26047 - Scanned Checks	2365	\$270.00
02/12/2026	02/13/2026	Deposit from batch 26079	26079 - Online Payment	2369	\$118.80
02/13/2026	02/13/2026	Deposit from batch 26092	26092 - Scanned Checks	2370	\$810.00
02/13/2026	02/17/2026	Deposit from batch 26093	26093 - Online Payment	2371	\$295.00
02/17/2026	02/17/2026	Deposit from batch 26104	26104 - Scanned Checks	2372	\$245.00
02/17/2026	02/17/2026	Deposit from batch 26135	26135 - Payabli Credit Card	2375	\$270.00
02/17/2026	02/17/2026	Deposit from batch 26142	26142 - Payabli Credit Card	2376	\$770.76
02/17/2026	02/17/2026	Deposit from batch 26116	26116 - Scanned Checks	2373	\$270.00
02/17/2026	02/18/2026	Deposit from batch 26105	26105 - Online Payment	2374	\$12,965.00
02/20/2026	02/20/2026	Deposit from batch 26167	26167 - Scanned Checks	2377	\$540.00
02/23/2026	02/23/2026	Deposit from batch 26169	26169 - Scanned Checks	2378	\$810.00
02/23/2026	02/23/2026	Deposit from batch 26172	26172 - Scanned Checks	2379	\$245.00
02/24/2026	02/24/2026	Deposit from batch 26186	26186 - Scanned Checks	2380	\$270.00
02/24/2026	02/24/2026	Deposit from batch 26187	26187 - Scanned Checks	2381	\$540.00
02/25/2026	02/25/2026	Deposit from batch 26199	26199 - Scanned Checks	2382	\$2,160.00
02/26/2026	02/26/2026	Deposit from batch 26233	26233 - Payabli Credit Card	2385	\$50.00
02/26/2026	02/27/2026	Deposit from batch 26217	26217 - Online Payment	2384	\$40.00
				Total Cleared Credits	\$36,010.21
Debits					
02/01/2026	02/03/2026	DC Capital		0	(\$650.00)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
02/01/2026	02/03/2026	Linda Simmons		0	(\$1,383.33)
02/01/2026	02/05/2026	Transfer to PFP RESERVE - 9533			(\$17,649.50)
02/02/2026	02/03/2026	Cultivation Network		0	(\$130.60)
02/03/2026	02/03/2026	NES		0	(\$836.00)
02/10/2026	02/11/2026	Michael Love		0	(\$205.00)
02/10/2026	02/11/2026	Green Max Landscaping		0	(\$2,300.00)
02/11/2026	02/03/2026	Dixon Management Group LLC		0	(\$1,695.11)
02/11/2026	02/09/2026	Piedmont Utilities		0	(\$423.87)
02/11/2026	02/09/2026	T Mobile		0	(\$120.00)
02/11/2026	02/09/2026	Go Daddy		0	(\$119.99)
02/11/2026	02/12/2026	Head Brothers LLC		0	(\$6,782.46)
02/11/2026	02/13/2026	DC Capital		0	(\$200.00)
02/11/2026	02/24/2026	Christopher Gray		0	(\$260.00)
02/12/2026	02/13/2026	DC Capital		0	(\$60.00)
02/24/2026	02/23/2026	HVUD		0	(\$411.33)
				Total Cleared Debits	(\$33,227.19)

PFP- Oper 9517 Summary

Ending Account Balance:	\$ 43,558.15
Uncleared Items:	(\$472.96)
Adjusted Balance:	\$ 44,031.11
Bank Ending Balance:	\$ 44,031.11
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
02/01/2026	02/05/2026	Transfer from PFP- Oper 9517			\$17,649.50
02/27/2026	02/27/2026	Interest			\$1,347.92
				Total Cleared Credits	\$18,997.42
Debits					
02/16/2026	02/18/2026	Allegiance Companies LLC		0	(\$3,505.00)
				Total Cleared Debits	(\$3,505.00)

PFP RESERVE - 9533 Summary

Ending Account Balance:	\$ 605,561.73
Uncleared Items:	\$-
Adjusted Balance:	\$ 605,561.73
Bank Ending Balance:	\$ 605,561.73
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
02/27/2026	02/28/2026	Interest			\$493.11
Total Cleared Credits					\$493.11

Pinnacle - 9525 (no online access) Summary

Ending Account Balance:	\$ 221,391.60
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 221,391.60
Bank Ending Balance:	\$ 221,391.60
<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 2/02/26 \$41,248.09	Summary 
Balance 3/01/26 \$44,031.11	Credits +\$36,010.21 Interest +\$0.00 Debits -\$33,227.19

Credit Transactions

Credits

2/03	PAYABLI DEPOSIT TRANSFER 892858053 WFMSPROPAY RIVER PLANTATION SECTI	820.00
2/03	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	1,620.00
2/04	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	1,055.00
2/04	Remote Deposit	810.00
2/04	Remote Deposit	3,475.00
2/05	PAYABLI DEPOSIT TRANSFER 893723233 WFMSPROPAY RIVER PLANTATION SECTI	270.00
2/05	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	391.00
2/05	Remote Deposit	270.00
2/05	Remote Deposit	810.00
2/06	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	270.00
2/06	PAYABLI DEPOSIT TRANSFER 894099883 WFMSPROPAY RIVER PLANTATION SECTI	270.00
2/09	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	540.00
2/09	Remote Deposit	850.00
2/09	Remote Deposit	1,490.00
2/10	Remote Deposit	270.00
2/10	Remote Deposit	1,069.65
2/11	PAYABLI DEPOSIT TRANSFER 895227041 WFMSPROPAY RIVER PLANTATION SECTI	245.00



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

2/11	PAYABLI DEPOSIT TRANSFER 895224279 WFMSPROPAY RIVER PLANTATION SECTI	300.00
2/11	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	515.00
2/11	Remote Deposit	270.00
2/13	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	118.80
2/13	Remote Deposit	810.00
2/17	PAYABLI DEPOSIT TRANSFER 896511237 WFMSPROPAY RIVER PLANTATION SECTI	270.00
2/17	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	295.00
2/17	PAYABLI DEPOSIT TRANSFER 895999023 WFMSPROPAY RIVER PLANTATION SECTI	770.76
2/17	Remote Deposit	245.00
2/17	Remote Deposit	270.00
2/18	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	12,965.00
2/20	Remote Deposit	540.00
2/23	Remote Deposit	245.00
2/23	Remote Deposit	810.00
2/24	Remote Deposit	270.00
2/24	Remote Deposit	540.00
2/25	Remote Deposit	2,160.00
2/26	PAYABLI DEPOSIT TRANSFER 898649113 WFMSPROPAY RIVER PLANTATION SECTI	50.00
2/27	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	40.00
Total Credits		\$36,010.21

Debit Transactions

Other Debits

2/02	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	49.00
2/02	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SECTI	56.00
2/02	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	59.00
2/02	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	65.00
2/02	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	68.00
2/02	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	539.00
2/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	130.60
2/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	650.00
2/03	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	1,383.33
2/03	SERVPRO of Belle WEB PMTS 9001882038 S RIVER PLANATION SECTIO	1,695.11
2/05	RIVER PLANTATION CincXfer D1542 4621334837 PFP- Oper 9517	17,649.50
2/09	DNH*GODADDY#4011 TEMPE AZ 020626 878477 Card#4245	119.99
2/09	TMOBILE*AUTO PAY BELLEVUE WA 020826 236671 Card#4245	120.00
2/09	PIEDMONT NATURAL BILL PAY 1560556998 RIVER PLANTATION 8	423.87
2/11	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	205.00
2/11	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	2,300.00
2/12	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	6,782.46
2/13	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	60.00
2/13	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	200.00
2/23	TN-Harpeth Valle Util Payt 3620695501 RIVER PLANTATION 8	411.33

Checks

2/24	Check 995023	260.00
------	--------------	--------

(*) Indicates gap in check number sequence

Total Debits		\$33,227.19
---------------------	--	--------------------

Average Balance This Statement	\$35,413.20	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	28
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/02	40,412.09	2/10	32,520.34	2/20	40,587.44
2/03	38,993.05	2/11	31,345.34	2/23	41,231.11
2/04	44,333.05	2/12	24,562.88	2/24	41,781.11
2/05	28,424.55	2/13	25,231.68	2/25	43,941.11
2/06	28,964.55	2/17	27,082.44	2/26	43,991.11
2/09	31,180.69	2/18	40,047.44	2/27	44,031.11

Credit **\$810.00**
 Date/Time: 2/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/04/2026 \$810.00

Credit **\$3475.00**
 Date/Time: 2/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$3475.00

#0 02/04/2026 \$3,475.00

Credit **\$270.00**
 Date/Time: 2/5/2026 2:52 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/05/2026 \$270.00

Credit **\$810.00**
 Date/Time: 2/5/2026 2:52 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/05/2026 \$810.00

Credit **\$850.00**
 Date/Time: 2/9/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$850.00

#0 02/09/2026 \$850.00

Credit **\$1490.00**
 Date/Time: 2/9/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$1490.00

#0 02/09/2026 \$1,490.00

Credit **\$270.00**
 Date/Time: 2/10/2026 3:32 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/10/2026 \$270.00

Credit **\$1069.65**
 Date/Time: 2/10/2026 3:32 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
084008637	800108579517	40	\$1069.65

#0 02/10/2026 \$1,069.65

Credit **\$270.00**
 Date/Time: 2/11/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/11/2026 \$270.00

Credit **\$810.00**
 Date/Time: 2/13/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/13/2026 \$810.00

Credit **\$245.00**
 Date/Time: 2/17/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/17/2026 \$245.00

Credit **\$270.00**
 Date/Time: 2/17/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

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

#0 02/17/2026 \$270.00

Credit **\$540.00**
Date/Time: 2/20/2026 3:12 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T: 064006837 Account: 800108679517 TC: 40 Amount: \$540.00

#0 02/20/2026 \$540.00

Credit **\$245.00**
Date/Time: 2/23/2026 2:52 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T: 064006837 Account: 800108679517 TC: 40 Amount: \$245.00

#0 02/23/2026 \$245.00

Credit **\$810.00**
Date/Time: 2/23/2026 2:52 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T: 064006837 Account: 800108679517 TC: 40 Amount: \$810.00

#0 02/23/2026 \$810.00

Credit **\$270.00**
Date/Time: 2/24/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T: 064006837 Account: 800108679517 TC: 40 Amount: \$270.00

#0 02/24/2026 \$270.00

Credit **\$540.00**
Date/Time: 2/24/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T: 064006837 Account: 800108679517 TC: 40 Amount: \$540.00

#0 02/24/2026 \$540.00

Credit **\$2160.00**
Date/Time: 2/25/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T: 064006837 Account: 800108679517 TC: 40 Amount: \$2160.00

#0 02/25/2026 \$2,160.00

ACCOUNT NUMBER: 000095023 PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER **\$260.00**

MEMO: R/W # 8940426 Pinnacle Bank February 19, 2026

Pay **TWO HUNDRED SIXTY AND 00/100** DOLLARS

TO THE ORDER OF: GRIFFIN MECHANICAL, 327 LEWIS HOLLOW RD, DICKSON, TN 37055-2571

VOID AFTER 180 DAYS. Signature On File. This check has been authorized by your depositor.

⑆995023⑆ ⑆064006837⑆ ⑆00108679517⑆

#995023 02/24/2026 \$260.00



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 2/02/26 \$590,069.31	Summary 
Balance 3/01/26 \$605,561.73	Credits +\$17,649.50 Interest +\$1,347.92 Debits -\$3,505.00

Credit Transactions

Credits

2/05 RIVER PLANTATION CincXfer 4621334837 ACCRT70	17,649.50
Total Credits	\$17,649.50

Interest

2/28 Interest Deposit	1,347.92
Total Interest Paid	\$1,347.92

Debit Transactions

Other Debits

2/18 RIVER PLANTATION VENDOR PAY 4621334837 ACCRT70	3,505.00
Total Debits	\$3,505.00

Average Balance This Statement	\$604,325.64	Annual Percentage Yield Earned	2.95%
Interest Earned This Period	\$1,349.16	Days in Period	28
2026 Interest Paid	\$2,628.42	Interest Paid	\$1,347.92



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

Daily Balance Information

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
2/02	590,069.31	2/18	604,213.81		
2/05	607,718.81	2/28	605,561.73		