

Financial Report Package

May 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	\$ 39,085.00	\$ 41,040.00	(\$ 1,955.00)	\$200,445.52	\$205,200.00	(\$ 4,754.48)	\$492,480.00
4001-00 Assessment- Pool Access	970.00	640.00	330.00	3,350.00	3,200.00	150.00	7,680.00
4010-00 Assessment-Insurance	93.80	-	93.80	4,679.76	-	4,679.76	-
4030-00 Late Fees	140.00	-	140.00	570.00	-	570.00	-
4080-00 Transfer Fees	200.00	-	200.00	400.00	-	400.00	-
4081-00 Clubhouse Rental Income	885.00	833.33	51.67	3,190.00	4,166.65	(976.65)	10,000.00
Total ASSESSMENT INCOME	\$ 41,373.80	\$ 42,513.33	(\$ 1,139.53)	\$212,635.28	\$212,566.65	\$68.63	\$510,160.00
Total OPERATING INCOME	\$ 41,373.80	\$ 42,513.33	(\$ 1,139.53)	\$212,635.28	\$212,566.65	\$ 68.63	\$510,160.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	675.00	25.00	3,250.00	3,375.00	125.00	8,100.00
5005-00 Contract Property Manager	1,383.33	1,383.33	-	6,916.65	6,916.65	-	16,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	167.66	291.67	124.01	470.47	1,458.35	987.88	3,500.00
5020-00 Website	130.60	216.67	86.07	1,109.54	1,083.35	(26.19)	2,600.00
5040-00 Audit/Tax / License/Permits	-	625.00	625.00	4,944.49	3,125.00	(1,819.49)	7,500.00
5045-00 Legal Services	-	416.67	416.67	487.50	2,083.35	1,595.85	5,000.00
5080-00 Security	-	125.00	125.00	-	625.00	625.00	1,500.00
5090-00 MISC- Admin	-	166.67	166.67	-	833.35	833.35	2,000.00
Total ADMINISTRATIVE	\$ 2,331.59	\$ 3,900.01	\$ 1,568.42	\$ 17,178.65	\$ 19,500.05	\$2,321.40	\$ 46,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,862.46	4,975.00	112.54	19,449.84	24,875.00	5,425.16	59,700.00
5320-00 Landscape- Other	32.73	1,250.00	1,217.27	3,404.65	6,250.00	2,845.35	15,000.00
5325-00 Tree Trim/Removal	-	833.33	833.33	9,440.00	4,166.65	(5,273.35)	10,000.00
Total GROUNDS MAINTENANCE	\$ 4,895.19	\$ 7,058.33	\$ 2,163.14	\$ 32,294.49	\$ 35,291.65	\$2,997.16	\$ 84,700.00
UTILITIES							
5710-00 Electricity	891.00	1,050.00	159.00	3,461.00	5,250.00	1,789.00	12,600.00
5720-00 Gas	115.74	200.00	84.26	1,714.90	1,000.00	(714.90)	2,400.00
5750-00 Water & Sewer	57.28	91.67	34.39	678.46	458.35	(220.11)	1,100.00
5760-00 Trash	2,300.00	2,341.67	41.67	13,800.00	11,708.35	(2,091.65)	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	600.00	708.35	108.35	1,700.00
Total UTILITIES	\$ 3,484.02	\$ 3,825.01	\$ 340.99	\$ 20,254.36	\$ 19,125.05	(\$1,129.31)	\$ 45,900.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	3,500.00	3,500.00	-	8,400.00
6010-00 Pool Repairs & Maint	160.00	558.33	398.33	1,545.00	2,791.65	1,246.65	6,700.00
6055-00 Clubhouse Repairs & Maint	204.04	833.33	629.29	2,095.97	4,166.65	2,070.68	10,000.00
Total AMENITIES	\$ 1,064.04	\$ 2,091.66	\$ 1,027.62	\$ 7,140.97	\$ 10,458.30	\$3,317.33	\$ 25,100.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	250.00	3,166.67	2,916.67	11,289.16	15,833.35	4,544.19	38,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	12,500.00	12,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	658.33	658.33	-	3,291.65	3,291.65	7,900.00
6550-00 Sidewalk Repairs	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
6586-00 Misc Expense	49.38	166.67	117.29	49.38	833.35	783.97	2,000.00
6640-00 Termite Contract	-	-	-	6,800.00	6,800.00	-	6,800.00
6641-00 Pest Contract	-	-	-	2,231.00	2,200.00	(31.00)	4,400.00
Total REPAIRS & MAINTENANCE	\$ 299.38	\$ 7,241.67	\$ 6,942.29	\$ 20,369.54	\$ 45,208.35	\$24,838.81	\$ 98,100.00
RESERVE EXPENSES							
8500-00 Reserve - General	833.33	833.33	-	4,166.65	4,166.65	-	10,000.00
8505-00 Reserve - Roof Replacement	6,675.08	6,675.08	-	33,375.40	33,375.40	-	80,101.00
8510-00 Reserve - Building Refurbish	8,277.58	8,277.58	-	41,387.90	41,387.90	-	99,331.00
8515-00 Reserve - Pool	380.92	380.92	-	1,904.60	1,904.60	-	4,571.00
8520-00 Reserve - Street	744.50	744.50	-	3,722.50	3,722.50	-	8,934.00
8535-00 Reserve - Clubhouse	416.67	416.67	-	2,083.35	2,083.35	-	5,000.00
8540-00 Reserve - Termite	321.42	321.42	-	1,607.10	1,607.10	-	3,857.00
Total RESERVE EXPENSES	\$ 17,649.50	\$ 17,649.50	\$ -	\$ 88,247.50	\$ 88,247.50	\$0.00	\$211,794.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$29,723.72	\$41,766.18	\$12,042.46	\$185,485.51	\$217,830.90	\$32,345.39	\$512,394.00
Net Income:	\$11,650.08	\$747.15	\$10,902.93	\$27,149.77	(\$5,264.25)	\$32,414.02	(\$2,234.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
ASSESSMENT INCOME							
4510-00 Interest Income - Reserve	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00
Total ASSESSMENT INCOME	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00
Total RESERVE INCOME	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00
Net Reserve:	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$53,075.51
10-1099-00	Due To/From Operating	85,750.00

Total CASH - OPERATING: \$138,825.51

Total Assets: \$138,825.51

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	24,343.78

Total CURRENT LIABILITIES: \$23,862.51

EQUITY

30-3100-00	Retained Earnings-Operating	87,813.23
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Total EQUITY: \$87,813.23

Net Income Gain / Loss	<u>27,149.77</u>	<u>\$27,149.77</u>
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Total Liabilities & Equity: \$138,825.51

Assets

CASH - OPERATING

10-1002-00	Pinnacle - Reserve 9533	\$612,839.40
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10-1007-00	Pinnacle - 9525	223,017.25
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Total CASH - OPERATING:		<u>\$835,856.65</u>
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CASH - RESERVE

12-1299-00	Due To/From Reserve	(85,750.00)
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Total CASH - RESERVE:		<u>(\$85,750.00)</u>
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Total Assets:		<u><u>\$750,106.65</u></u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2085-00	Misc Contingency	25,000.00
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20-2090-00	Insurance Deductible	20,000.00
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Total CURRENT LIABILITIES:		<u>\$45,000.00</u>
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RESERVE FUNDS

25-2500-00	Reserves-Contingency	19,166.65
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25-2505-00	Reserve - Roof Replacement	321,385.40
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25-2510-00	Reserve - Building Refurbish	143,607.88
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25-2515-00	Reserve - Pool	1,904.60
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25-2516-00	Reserves-Pool (Surfacing)	30,000.00
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25-2517-00	Reserves-Pool (Furniture)	5,000.00
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25-2520-00	Reserve - Street	3,722.50
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25-2535-00	Reserve - Clubhouse	17,083.35
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25-2540-00	Reserve - Termite	1,607.10
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25-2545-00	Reserve-Foundation Repairs	15,000.00
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25-2550-00	Reserve-Blacktop Sealing	10,000.00
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25-2555-00	Reserves-Sidewalks	20,000.00
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25-2565-00	Reserves-Playground	5,000.00
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25-2570-00	Reserves-Grounds	5,000.00
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25-2575-00	Reserves-Gutters	5,000.00
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Total RESERVE FUNDS:		<u>\$603,477.48</u>
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EQUITY

30-3110-00	Retained Earnings-Reserve Fund	91,813.21
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Total EQUITY:		<u>\$91,813.21</u>
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Net Income Gain / Loss	<u>9,815.96</u>	<u>\$9,815.96</u>
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Total Liabilities & Equity:		<u><u>\$750,106.65</u></u>
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1001-00	Pinnacle - Operating 9517	\$45,165.43	\$37,633.80	\$29,723.72	\$53,075.51
10-1002-00	Pinnacle - Reserve 9533	\$618,576.43	\$31,582.97	\$37,320.00	\$612,839.40
10-1007-00	Pinnacle - 9525	\$222,469.60	\$547.65	\$0.00	\$223,017.25
10-1099-00	Due To/From Operating	\$85,750.00	\$0.00	\$0.00	\$85,750.00
12-1299-00	Due To/From Reserve	(\$85,750.00)	\$0.00	\$0.00	(\$85,750.00)
20-2050-00	Clearing Acct	\$481.27	\$0.00	\$0.00	\$481.27
20-2085-00	Misc Contingency	(\$25,000.00)	\$0.00	\$0.00	(\$25,000.00)
20-2090-00	Insurance Deductible	(\$20,000.00)	\$0.00	\$0.00	(\$20,000.00)
20-2100-00	Prepaid Assessments	(\$28,083.78)	\$13,328.00	\$9,588.00	(\$24,343.78)
25-2500-00	Reserves-Contingency	(\$18,333.32)	\$0.00	\$833.33	(\$19,166.65)
25-2505-00	Reserve - Roof Replacement	(\$314,710.32)	\$0.00	\$6,675.08	(\$321,385.40)
25-2510-00	Reserve - Building Refurbish	(\$160,240.30)	\$24,910.00	\$8,277.58	(\$143,607.88)
25-2515-00	Reserve - Pool	(\$1,523.68)	\$0.00	\$380.92	(\$1,904.60)
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	(\$2,978.00)	\$0.00	\$744.50	(\$3,722.50)
25-2535-00	Reserve - Clubhouse	(\$16,666.68)	\$0.00	\$416.67	(\$17,083.35)
25-2540-00	Reserve - Termite	(\$1,285.68)	\$0.00	\$321.42	(\$1,607.10)
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-Operating	(\$87,813.23)	\$0.00	\$0.00	(\$87,813.23)
30-3110-00	Retained Earnings-Reserve Fund	(\$91,813.21)	\$0.00	\$0.00	(\$91,813.21)
40-4000-00	Assessments	(\$161,360.52)	\$0.00	\$39,085.00	(\$200,445.52)
40-4001-00	Assessment- Pool Access	(\$2,380.00)	\$0.00	\$970.00	(\$3,350.00)
40-4010-00	Assessment-Insurance	(\$4,585.96)	\$0.00	\$93.80	(\$4,679.76)
40-4030-00	Late Fees	(\$430.00)	\$20.00	\$160.00	(\$570.00)
40-4080-00	Transfer Fees	(\$200.00)	\$0.00	\$200.00	(\$400.00)
40-4081-00	Clubhouse Rental Income	(\$2,305.00)	\$0.00	\$885.00	(\$3,190.00)
40-4510-00	Interest Income - Reserve	(\$7,744.84)	\$0.00	\$2,071.12	(\$9,815.96)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5000-00	Management Contract	\$2,600.00	\$650.00	\$0.00	\$3,250.00
50-5005-00	Contract Property Manager	\$5,533.32	\$1,383.33	\$0.00	\$6,916.65
50-5015-00	Printing, Copies & Postage/ Office Supplies	\$302.81	\$167.66	\$0.00	\$470.47
50-5020-00	Website	\$978.94	\$130.60	\$0.00	\$1,109.54
50-5040-00	Audit/Tax / License/Permits	\$4,944.49	\$0.00	\$0.00	\$4,944.49
50-5045-00	Legal Services	\$487.50	\$0.00	\$0.00	\$487.50
53-5300-00	Grounds- Contract	\$14,587.38	\$4,862.46	\$0.00	\$19,449.84
53-5320-00	Landscape- Other	\$3,371.92	\$32.73	\$0.00	\$3,404.65
53-5325-00	Tree Trim/Removal	\$9,440.00	\$0.00	\$0.00	\$9,440.00
57-5710-00	Electricity	\$2,570.00	\$891.00	\$0.00	\$3,461.00
57-5720-00	Gas	\$1,599.16	\$115.74	\$0.00	\$1,714.90
57-5750-00	Water & Sewer	\$621.18	\$57.28	\$0.00	\$678.46
57-5760-00	Trash	\$11,500.00	\$2,300.00	\$0.00	\$13,800.00
57-5770-00	Telephone/Wifi	\$480.00	\$120.00	\$0.00	\$600.00
60-6000-00	Pool Contract	\$2,800.00	\$700.00	\$0.00	\$3,500.00
60-6010-00	Pool Repairs & Maint	\$1,385.00	\$160.00	\$0.00	\$1,545.00
60-6055-00	Clubhouse Repairs & Maint	\$1,891.93	\$204.04	\$0.00	\$2,095.97
65-6510-00	Building Maintenance/Repairs	\$11,039.16	\$250.00	\$0.00	\$11,289.16
65-6586-00	Misc Expense	\$0.00	\$49.38	\$0.00	\$49.38
65-6640-00	Termite Contract	\$6,800.00	\$0.00	\$0.00	\$6,800.00
65-6641-00	Pest Contract	\$2,231.00	\$0.00	\$0.00	\$2,231.00
85-8500-00	Reserve - General	\$3,333.32	\$833.33	\$0.00	\$4,166.65
Totals:		(\$67,264.68)	\$120,929.97	\$137,746.14	(\$84,080.85)

Description	January	February	March	April	May
Beginning Cash Balance					
CASH - OPERATING					
1001-00 Pinnacle - Operating 9517	\$108,063.41	\$40,775.13	\$43,558.15	\$30,790.39	\$45,165.43
1002-00 Pinnacle - Reserve 9533	\$501,139.31	\$590,069.31	\$605,561.73	\$612,728.18	\$618,576.43
1007-00 Pinnacle - 9525	\$220,353.88	\$220,898.49	\$221,391.60	\$221,938.78	\$222,469.60
CASH - OPERATING Totals:	\$829,556.60	\$851,742.93	\$870,511.48	\$865,457.35	\$886,211.46
Beginning Cash Balance Totals:	\$829,556.60	\$851,742.93	\$870,511.48	\$865,457.35	\$886,211.46
Sources of Cash					
CURRENT LIABILITIES					
2100-00 Prepaid Assessments	\$21,419.35	\$8,831.00	\$10,746.00	\$12,773.00	\$9,568.00
CURRENT LIABILITIES Totals:	\$21,419.35	\$8,831.00	\$10,746.00	\$12,773.00	\$9,568.00
ASSESSMENT INCOME					
4000-00 Assessments	\$30,108.85	\$26,059.65	\$26,364.00	\$33,571.00	\$25,947.00
4001-00 Assessment- Pool Access	\$500.00	\$470.00	\$380.00	\$515.00	\$940.00
4010-00 Assessment-Insurance	\$2,037.80	\$649.56	\$484.80	\$1,198.80	\$93.80
4080-00 Transfer Fees	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
4081-00 Clubhouse Rental Income	\$765.00	\$0.00	\$630.00	\$910.00	\$885.00
4510-00 Interest Income - Reserve	\$1,825.11	\$1,841.03	\$2,054.13	\$2,024.57	\$2,071.12
ASSESSMENT INCOME Totals:	\$35,236.76	\$29,020.24	\$29,912.93	\$38,419.37	\$30,136.92
AMENITIES					
6055-00 Clubhouse Repairs & Maint	\$13.13	\$0.00	\$0.00	\$0.00	\$0.00
AMENITIES Totals:	\$13.13	\$0.00	\$0.00	\$0.00	\$0.00
Sources of Cash Totals:	\$56,669.24	\$37,851.24	\$40,658.93	\$51,192.37	\$39,704.92
Uses of Cash					
RESERVE FUNDS					

Description	January	February	March	April	May
2505-00 Reserve - Roof Replacement	\$0.00	\$0.00	(\$11,990.00)	\$0.00	\$0.00
2510-00 Reserve - Building Refurbish	(\$15,750.00)	(\$3,505.00)	\$0.00	(\$13,295.00)	(\$24,910.00)
RESERVE FUNDS Totals:	(\$15,750.00)	(\$3,505.00)	(\$11,990.00)	(\$13,295.00)	(\$24,910.00)
ADMINISTRATIVE					
5000-00 Management Contract	(\$650.00)	(\$650.00)	(\$650.00)	(\$650.00)	(\$650.00)
5005-00 Contract Property Manager	(\$1,383.33)	(\$1,383.33)	(\$1,383.33)	(\$1,383.33)	(\$1,383.33)
5015-00 Printing, Copies & Postage/ Office Supplies	\$0.00	\$0.00	(\$99.98)	(\$202.83)	(\$167.66)
5020-00 Website	(\$393.87)	(\$250.59)	(\$130.60)	(\$203.88)	(\$130.60)
5040-00 Audit/Tax / License/Permits	(\$20.49)	(\$260.00)	\$0.00	(\$4,664.00)	\$0.00
5045-00 Legal Services	\$0.00	\$0.00	(\$193.75)	(\$293.75)	\$0.00
ADMINISTRATIVE Totals:	(\$2,447.69)	(\$2,543.92)	(\$2,457.66)	(\$7,397.79)	(\$2,331.59)
GROUNDS MAINTENANCE					
5300-00 Grounds- Contract	\$0.00	(\$4,862.46)	(\$4,862.46)	(\$4,862.46)	(\$4,862.46)
5320-00 Landscape- Other	\$0.00	(\$1,920.00)	(\$956.92)	(\$495.00)	(\$32.73)
5325-00 Tree Trim/Removal	\$0.00	\$0.00	(\$9,440.00)	\$0.00	\$0.00
GROUNDS MAINTENANCE Totals:	\$0.00	(\$6,782.46)	(\$15,259.38)	(\$5,357.46)	(\$4,895.19)
UTILITIES					
5710-00 Electricity	\$0.00	(\$836.00)	(\$1,734.00)	\$0.00	(\$891.00)
5720-00 Gas	(\$338.55)	(\$423.87)	(\$498.11)	(\$338.63)	(\$115.74)
5750-00 Water & Sewer	(\$49.54)	(\$411.33)	(\$126.48)	(\$33.83)	(\$57.28)
5760-00 Trash	(\$4,600.00)	(\$2,300.00)	(\$2,300.00)	(\$2,300.00)	(\$2,300.00)
5770-00 Telephone/Wifi	(\$120.00)	(\$120.00)	(\$120.00)	(\$120.00)	(\$120.00)
UTILITIES Totals:	(\$5,108.09)	(\$4,091.20)	(\$4,778.59)	(\$2,792.46)	(\$3,484.02)

Description	January	February	March	April	May
AMENITIES					
6000-00 Pool Contract	(\$700.00)	\$0.00	(\$1,400.00)	(\$700.00)	(\$700.00)
6010-00 Pool Repairs & Maint	(\$210.00)	\$0.00	(\$1,175.00)	\$0.00	(\$160.00)
6055-00 Clubhouse Repairs & Maint	(\$423.01)	(\$260.00)	(\$764.00)	(\$458.05)	(\$204.04)
AMENITIES Totals:	(\$1,333.01)	(\$260.00)	(\$3,339.00)	(\$1,158.05)	(\$1,064.04)
REPAIRS & MAINTENANCE					
6510-00 Building Maintenance/Repairs	(\$1,944.12)	(\$1,900.11)	(\$6,757.43)	(\$437.50)	(\$250.00)
6586-00 Misc Expense	\$0.00	\$0.00	\$0.00	\$0.00	(\$49.38)
6640-00 Termite Contract	(\$6,800.00)	\$0.00	\$0.00	\$0.00	\$0.00
6641-00 Pest Contract	(\$1,100.00)	\$0.00	(\$1,131.00)	\$0.00	\$0.00
REPAIRS & MAINTENANCE Totals:	(\$9,844.12)	(\$1,900.11)	(\$7,888.43)	(\$437.50)	(\$299.38)
Uses of Cash Totals:	(\$34,482.91)	(\$19,082.69)	(\$45,713.06)	(\$30,438.26)	(\$36,984.22)
Ending Cash Balance					
CASH - OPERATING					
1001-00 Pinnacle - Operating 9517	\$40,775.13	\$43,558.15	\$30,790.39	\$45,165.43	\$53,075.51
1002-00 Pinnacle - Reserve 9533	\$590,069.31	\$605,561.73	\$612,728.18	\$618,576.43	\$612,839.40
1007-00 Pinnacle - 9525	\$220,898.49	\$221,391.60	\$221,938.78	\$222,469.60	\$223,017.25
CASH - OPERATING Totals:	\$851,742.93	\$870,511.48	\$865,457.35	\$886,211.46	\$888,932.16
Ending Cash Balance Totals:	\$851,742.93	\$870,511.48	\$865,457.35	\$886,211.46	\$888,932.16

	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	41,040.00	41,040.00	-	-	-	-	-	-	-	205,200.00	492,480.00
Actual	40,529.00	38,571.00	39,633.52	42,627.00	39,085.00	-	-	-	-	-	-	-	200,445.52	
Variance	(511.00)	(2,469.00)	(1,406.48)	1,587.00	(1,955.00)	-	-	-	-	-	-	-	(4,754.48)	
4001-00 Assessment- Pool Access														
Budget	640.00	640.00	640.00	640.00	640.00	-	-	-	-	-	-	-	3,200.00	7,680.00
Actual	575.00	590.00	575.00	640.00	970.00	-	-	-	-	-	-	-	3,350.00	
Variance	(65.00)	(50.00)	(65.00)	-	330.00	-	-	-	-	-	-	-	150.00	
4010-00 Assessment-Insurance														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	2,042.80	919.56	484.80	1,138.80	93.80	-	-	-	-	-	-	-	4,679.76	
Variance	2,042.80	919.56	484.80	1,138.80	93.80	-	-	-	-	-	-	-	4,679.76	
4030-00 Late Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	20.00	-	40.00	370.00	140.00	-	-	-	-	-	-	-	570.00	
Variance	20.00	-	40.00	370.00	140.00	-	-	-	-	-	-	-	570.00	
4080-00 Transfer Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	200.00	200.00	-	-	-	-	-	-	-	400.00	
Variance	-	-	-	200.00	200.00	-	-	-	-	-	-	-	400.00	
4081-00 Clubhouse Rental Income														
Budget	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	10,000.00
Actual	765.00	-	630.00	910.00	885.00	-	-	-	-	-	-	-	3,190.00	
Variance	(68.33)	(833.33)	(203.33)	76.67	51.67	-	-	-	-	-	-	-	(976.65)	
Total 40 - ASSESSMENT INCOME														
Budget	42,513.33	42,513.33	42,513.33	42,513.33	42,513.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	212,566.65	510,160.00
Actual	43,931.80	40,080.56	41,363.32	45,885.80	41,373.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	212,635.28	
Variance	1,418.47	(2,432.77)	(1,150.01)	3,372.47	(1,139.53)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.63	
Total OPERATING INCOME														
Budget	42,513.33	42,513.33	42,513.33	42,513.33	42,513.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	212,566.65	510,160.00
Actual	43,931.80	40,080.56	41,363.32	45,885.80	41,373.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	212,635.28	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	1,418.47	(2,432.77)	(1,150.01)	3,372.47	(1,139.53)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.63	
OPERATING EXPENSE														
ADMINISTRATIVE														
5000-00 Management Contract														
Budget	675.00	675.00	675.00	675.00	675.00	-	-	-	-	-	-	-	3,375.00	8,100.00
Actual	650.00	650.00	650.00	650.00	650.00	-	-	-	-	-	-	-	3,250.00	
Variance	25.00	25.00	25.00	25.00	25.00	-	-	-	-	-	-	-	125.00	
5005-00 Contract Property Manager														
Budget	1,383.33	1,383.33	1,383.33	1,383.33	1,383.33	-	-	-	-	-	-	-	6,916.65	16,600.00
Actual	1,383.33	1,383.33	1,383.33	1,383.33	1,383.33	-	-	-	-	-	-	-	6,916.65	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5015-00 Printing, Copies & Postage/ Office Supplies														
Budget	291.67	291.67	291.67	291.67	291.67	-	-	-	-	-	-	-	1,458.35	3,500.00
Actual	-	-	99.98	202.83	167.66	-	-	-	-	-	-	-	470.47	
Variance	291.67	291.67	191.69	88.84	124.01	-	-	-	-	-	-	-	987.88	
5020-00 Website														
Budget	216.67	216.67	216.67	216.67	216.67	-	-	-	-	-	-	-	1,083.35	2,600.00
Actual	393.87	250.59	130.60	203.88	130.60	-	-	-	-	-	-	-	1,109.54	
Variance	(177.20)	(33.92)	86.07	12.79	86.07	-	-	-	-	-	-	-	(26.19)	
5040-00 Audit/Tax / License/Permits														
Budget	625.00	625.00	625.00	625.00	625.00	-	-	-	-	-	-	-	3,125.00	7,500.00
Actual	20.49	260.00	-	4,664.00	-	-	-	-	-	-	-	-	4,944.49	
Variance	604.51	365.00	625.00	(4,039.00)	625.00	-	-	-	-	-	-	-	(1,819.49)	
5045-00 Legal Services														
Budget	416.67	416.67	416.67	416.67	416.67	-	-	-	-	-	-	-	2,083.35	5,000.00
Actual	-	-	193.75	293.75	-	-	-	-	-	-	-	-	487.50	
Variance	416.67	416.67	222.92	122.92	416.67	-	-	-	-	-	-	-	1,595.85	
5080-00 Security														
Budget	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	-	-	625.00	1,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	-	-	625.00	
5090-00 MISC- Admin														
Budget	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	833.35	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	833.35	

	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	3,900.01	3,900.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,500.05	46,800.00
Actual	2,447.69	2,543.92	2,457.66	7,397.79	2,331.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,178.65	
Variance	1,452.32	1,356.09	1,442.35	(3,497.78)	1,568.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,321.40	
GROUNDS MAINTENANCE														
5300-00 Grounds- Contract														
Budget	4,975.00	4,975.00	4,975.00	4,975.00	4,975.00	-	-	-	-	-	-	-	24,875.00	59,700.00
Actual	-	4,862.46	4,862.46	4,862.46	4,862.46	-	-	-	-	-	-	-	19,449.84	
Variance	4,975.00	112.54	112.54	112.54	112.54	-	-	-	-	-	-	-	5,425.16	
5320-00 Landscape- Other														
Budget	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	-	-	-	-	-	-	6,250.00	15,000.00
Actual	-	1,920.00	956.92	495.00	32.73	-	-	-	-	-	-	-	3,404.65	
Variance	1,250.00	(670.00)	293.08	755.00	1,217.27	-	-	-	-	-	-	-	2,845.35	
5325-00 Tree Trim/Removal														
Budget	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	10,000.00
Actual	-	-	9,440.00	-	-	-	-	-	-	-	-	-	9,440.00	
Variance	833.33	833.33	(8,606.67)	833.33	833.33	-	-	-	-	-	-	-	(5,273.35)	
Total 53 - GROUNDS MAINTENANCE														
Budget	7,058.33	7,058.33	7,058.33	7,058.33	7,058.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,291.65	84,700.00
Actual	0.00	6,782.46	15,259.38	5,357.46	4,895.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,294.49	
Variance	7,058.33	275.87	(8,201.05)	1,700.87	2,163.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,997.16	
UTILITIES														
5710-00 Electricity														
Budget	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	-	-	-	-	-	-	-	5,250.00	12,600.00
Actual	-	836.00	1,734.00	-	891.00	-	-	-	-	-	-	-	3,461.00	
Variance	1,050.00	214.00	(684.00)	1,050.00	159.00	-	-	-	-	-	-	-	1,789.00	
5720-00 Gas														
Budget	200.00	200.00	200.00	200.00	200.00	-	-	-	-	-	-	-	1,000.00	2,400.00
Actual	338.55	423.87	498.11	338.63	115.74	-	-	-	-	-	-	-	1,714.90	
Variance	(138.55)	(223.87)	(298.11)	(138.63)	84.26	-	-	-	-	-	-	-	(714.90)	
5750-00 Water & Sewer														
Budget	91.67	91.67	91.67	91.67	91.67	-	-	-	-	-	-	-	458.35	1,100.00
Actual	49.54	411.33	126.48	33.83	57.28	-	-	-	-	-	-	-	678.46	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	42.13	(319.66)	(34.81)	57.84	34.39	-	-	-	-	-	-	-	(220.11)	
5760-00 Trash														
Budget	2,341.67	2,341.67	2,341.67	2,341.67	2,341.67	-	-	-	-	-	-	-	11,708.35	28,100.00
Actual	4,600.00	2,300.00	2,300.00	2,300.00	2,300.00	-	-	-	-	-	-	-	13,800.00	
Variance	(2,258.33)	41.67	41.67	41.67	41.67	-	-	-	-	-	-	-	(2,091.65)	
5770-00 Telephone/Wifi														
Budget	141.67	141.67	141.67	141.67	141.67	-	-	-	-	-	-	-	708.35	1,700.00
Actual	120.00	120.00	120.00	120.00	120.00	-	-	-	-	-	-	-	600.00	
Variance	21.67	21.67	21.67	21.67	21.67	-	-	-	-	-	-	-	108.35	
Total 57 - UTILITIES														
Budget	3,825.01	3,825.01	3,825.01	3,825.01	3,825.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,125.05	45,900.00
Actual	5,108.09	4,091.20	4,778.59	2,792.46	3,484.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,254.36	
Variance	(1,283.08)	(266.19)	(953.58)	1,032.55	340.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,129.31)	
AMENITIES														
6000-00 Pool Contract														
Budget	700.00	700.00	700.00	700.00	700.00	-	-	-	-	-	-	-	3,500.00	8,400.00
Actual	700.00	-	1,400.00	700.00	700.00	-	-	-	-	-	-	-	3,500.00	
Variance	-	700.00	(700.00)	-	-	-	-	-	-	-	-	-	-	
6010-00 Pool Repairs & Maint														
Budget	558.33	558.33	558.33	558.33	558.33	-	-	-	-	-	-	-	2,791.65	6,700.00
Actual	210.00	-	1,175.00	-	160.00	-	-	-	-	-	-	-	1,545.00	
Variance	348.33	558.33	(616.67)	558.33	398.33	-	-	-	-	-	-	-	1,246.65	
6055-00 Clubhouse Repairs & Maint														
Budget	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	10,000.00
Actual	409.88	260.00	764.00	458.05	204.04	-	-	-	-	-	-	-	2,095.97	
Variance	423.45	573.33	69.33	375.28	629.29	-	-	-	-	-	-	-	2,070.68	
Total 60 - AMENITIES														
Budget	2,091.66	2,091.66	2,091.66	2,091.66	2,091.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,458.30	25,100.00
Actual	1,319.88	260.00	3,339.00	1,158.05	1,064.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,140.97	
Variance	771.78	1,831.66	(1,247.34)	933.61	1,027.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,317.33	
REPAIRS & MAINTENANCE														
6510-00 Building Maintenance/Repairs														
Budget	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	-	-	-	-	-	-	-	15,833.35	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	437.50	250.00	-	-	-	-	-	-	-	11,289.16	
Variance	1,222.55	1,266.56	(3,590.76)	2,729.17	2,916.67	-	-	-	-	-	-	-	4,544.19	
6521-00 Roof Repairs														
Budget	416.67	416.67	416.67	416.67	416.67	-	-	-	-	-	-	-	2,083.35	5,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	416.67	416.67	416.67	416.67	416.67	-	-	-	-	-	-	-	2,083.35	
6522-00 Foundation Repairs														
Budget	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	-	-	-	-	-	-	-	12,500.00	30,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	-	-	-	-	-	-	-	12,500.00	
6525-00 Gutter Maint/Cleaning														
Budget	658.33	658.33	658.33	658.33	658.33	-	-	-	-	-	-	-	3,291.65	7,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	658.33	658.33	658.33	658.33	658.33	-	-	-	-	-	-	-	3,291.65	
6550-00 Sidewalk Repairs														
Budget	333.33	333.33	333.33	333.33	333.33	-	-	-	-	-	-	-	1,666.65	4,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	333.33	333.33	333.33	333.33	333.33	-	-	-	-	-	-	-	1,666.65	
6586-00 Misc Expense														
Budget	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	833.35	2,000.00
Actual	-	-	-	-	49.38	-	-	-	-	-	-	-	49.38	
Variance	166.67	166.67	166.67	166.67	117.29	-	-	-	-	-	-	-	783.97	
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	-	-	-	-	-	-	-	-	2,200.00	4,400.00
Actual	1,100.00	-	1,131.00	-	-	-	-	-	-	-	-	-	2,231.00	
Variance	-	-	(1,131.00)	1,100.00	-	-	-	-	-	-	-	-	(31.00)	
Total 65 - REPAIRS & MAINTENANCE														
Budget	15,141.67	7,241.67	7,241.67	8,341.67	7,241.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,208.35	98,100.00
Actual	9,844.12	1,900.11	7,888.43	437.50	299.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,369.54	
Variance	5,297.55	5,341.56	(646.76)	7,904.17	6,942.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,838.81	

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	833.33	833.33	-	-	-	-	-	-	-	4,166.65	10,000.00
Actual	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8505-00 Reserve - Roof Replacement														
Budget	6,675.08	6,675.08	6,675.08	6,675.08	6,675.08	-	-	-	-	-	-	-	33,375.40	80,101.00
Actual	6,675.08	6,675.08	6,675.08	6,675.08	6,675.08	-	-	-	-	-	-	-	33,375.40	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8510-00 Reserve - Building Refurbish														
Budget	8,277.58	8,277.58	8,277.58	8,277.58	8,277.58	-	-	-	-	-	-	-	41,387.90	99,331.00
Actual	8,277.58	8,277.58	8,277.58	8,277.58	8,277.58	-	-	-	-	-	-	-	41,387.90	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8515-00 Reserve - Pool														
Budget	380.92	380.92	380.92	380.92	380.92	-	-	-	-	-	-	-	1,904.60	4,571.00
Actual	380.92	380.92	380.92	380.92	380.92	-	-	-	-	-	-	-	1,904.60	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8520-00 Reserve - Street														
Budget	744.50	744.50	744.50	744.50	744.50	-	-	-	-	-	-	-	3,722.50	8,934.00
Actual	744.50	744.50	744.50	744.50	744.50	-	-	-	-	-	-	-	3,722.50	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8535-00 Reserve - Clubhouse														
Budget	416.67	416.67	416.67	416.67	416.67	-	-	-	-	-	-	-	2,083.35	5,000.00
Actual	416.67	416.67	416.67	416.67	416.67	-	-	-	-	-	-	-	2,083.35	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8540-00 Reserve - Termite														
Budget	321.42	321.42	321.42	321.42	321.42	-	-	-	-	-	-	-	1,607.10	3,857.00
Actual	321.42	321.42	321.42	321.42	321.42	-	-	-	-	-	-	-	1,607.10	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total 85 - RESERVE EXPENSES														
Budget	17,649.50	17,649.50	17,649.50	17,649.50	17,649.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88,247.50	211,794.00
Actual	17,649.50	17,649.50	17,649.50	17,649.50	17,649.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88,247.50	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total OPERATING EXPENSE														
Budget	49,666.18	41,766.18	41,766.18	42,866.18	41,766.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217,830.90	512,394.00

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Actual	36,369.28	33,227.19	51,372.56	34,792.76	29,723.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185,485.51	
Variance	13,296.90	8,538.99	(9,606.38)	8,073.42	12,042.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,345.39	
Net Income:														
Budget	(7,152.85)	747.15	747.15	(352.85)	747.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(5,264.25)	
Actual	7,562.52	6,853.37	(10,009.24)	11,093.04	11,650.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,149.77	
Variance	14,715.37	6,106.22	(10,756.39)	11,445.89	10,902.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,414.02	
RESERVE INCOME														
ASSESSMENT INCOME														
4510-00 Interest Income - Reserve														
Budget	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	-	-	-	-	-	-	6,250.00	15,000.00
Actual	1,825.11	1,841.03	2,054.13	2,024.57	2,071.12	-	-	-	-	-	-	-	9,815.96	
Variance	575.11	591.03	804.13	774.57	821.12	-	-	-	-	-	-	-	3,565.96	
Total 40 - ASSESSMENT INCOME														
Budget	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,250.00	15,000.00
Actual	1,825.11	1,841.03	2,054.13	2,024.57	2,071.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,815.96	
Variance	575.11	591.03	804.13	774.57	821.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,565.96	
Total RESERVE INCOME														
Budget	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,250.00	15,000.00
Actual	1,825.11	1,841.03	2,054.13	2,024.57	2,071.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,815.96	
Variance	575.11	591.03	804.13	774.57	821.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,565.96	
Net Reserve:														
Budget	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,250.00	
Actual	1,825.11	1,841.03	2,054.13	2,024.57	2,071.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,815.96	
Variance	575.11	591.03	804.13	774.57	821.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,565.96	

Description	Current	Over 30	Over 60	Over 90	Balance
RPVIII415 - Austin Adams Owner 415 General George Patton Road					
					Last Payment: \$270.00 on 05/14/2026
Total:	\$0.00	\$0.00	\$0.00	\$209.00	\$209.00
RPVIII724 - Tyler Adams & Hillary Grace Owner 724 General George Patton Road					
					Last Payment: \$270.00 on 04/01/2026
Total:	\$36.00	\$0.00	\$0.00	\$0.00	\$36.00
RPVIII740 - Louise Armstrong & Dorothy Annette White Owner 740 General George Patton Road					
					Last Payment: \$295.00 on 04/15/2026
Total:	\$270.00	\$0.00	\$0.00	\$0.00	\$270.00
RPVIII419 - Charles Brannan At Attorney 419 General George Patton Road					
					Last Payment: \$720.00 on 03/27/2026
Total:	\$290.00	\$290.00	\$20.00	\$1,002.90	\$1,602.90
RPVIII619 - Cumi Brewster Owner 619 General George Patton Road					
					Last Payment: \$245.00 on 05/13/2026
Total:	\$125.00	\$0.00	\$0.00	\$0.00	\$125.00
RPVIII413 - Lynn Buchanan Owner 413 General George Patton Road					
					Last Payment: \$270.00 on 05/14/2026
Total:	\$0.00	\$0.00	\$0.00	\$108.00	\$108.00
RPVIII744 - Kelly Burns Owner 744 General George Patton Road					
					Last Payment: \$540.00 on 04/13/2026
Total:	\$290.00	\$290.00	\$20.00	\$717.00	\$1,317.00
RPVIII7502 - Vada Cagle Owner 7502 Old Harding Pike					
					Last Payment: \$35.00 on 05/14/2026
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
RPVIII520 - Miranda Clements Owner 520 General George Patton Road					
					Last Payment: \$983.00 on 08/27/2025
Total:	\$290.00	\$290.00	\$0.00	\$28.48	\$608.48
RPVIII701 - Jonathan Golczynski & Jill Golczynski Owner 701 General George Patton Road					
					Last Payment: \$580.00 on 04/28/2026
Total:	\$290.00	\$0.00	\$0.00	\$0.00	\$290.00
RPVIII535 - Turner Hutchison Owner 535 General George Patton Road					
					Last Payment: \$560.00 on 04/27/2026
Total:	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
RPVIII418 - Cynthia Jones Owner 418 General George Patton Road					
					Last Payment: \$270.00 on 05/14/2026
Total:	\$270.00	\$0.00	\$0.00	\$0.00	\$270.00
RPVIII524 - Beverly Markham - ATTY & Rochelle Markham At Attorney 524 General George Patton Road					
					Last Payment: \$494.00 on 12/18/2025
Total:	\$290.00	\$290.00	\$20.00	\$1,039.00	\$1,639.00
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	\$583.75	\$20.00	\$3,270.00	\$4,163.75

Description	Current	Over 30	Over 60	Over 90	Balance
RPVIII705 - Deborah A. Primm Owner 705 General George Patton Road					
					Last Payment: \$93.80 on 05/12/2026
Total:	\$0.00	\$0.00	\$0.00	\$100.80	\$100.80
RPVIII527 - Wendy Vincent Owner 527 General George Patton Road					
					Last Payment: \$245.00 on 05/10/2026
Total:	\$125.00	\$0.00	\$0.00	\$0.00	\$125.00
RPVIII716 - Kenneth West - ATTY At Attorney 716 General George Patton Road					
					Last Payment: \$800.00 on 10/17/2025
Total:	\$290.00	\$290.00	\$213.75	\$2,990.00	\$3,783.75
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
RIVER PLANTATION SECTION 8 HOA	\$2,901.00	\$2,033.75	\$293.75	\$9,465.18	\$14,693.68

Description	Total
Assessment - Homeowner (Delinquent Fee) 2025	\$500.00
Assessment - Homeowner (Delinquent Fee) 2026	\$500.00
Assessment - Homeowner 2025	\$2,198.00
Assessment - Homeowner 2026	\$7,597.38
Assessment- Pool Access 2026	\$25.00
Insurance (Delinquent Fee) 2025	\$120.00
Insurance (Delinquent Fee) 2026	\$40.00
Insurance 2025	\$3,225.80
Legal Fees 2026	\$487.50
AR Total:	\$14,693.68

Account No:	Homeowner Name	Address	Balance
RPVIII401	Bill Cave & Jacqueline Cave wrc1083@outlook.com;jlwrvcave@outlook.com	401 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII402	Patricia Ann Espy ped37221@yahoo.com	402 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII403	Michelle & Winston Hermann & MWH Properties, L hermannjrproperties@gmail.com	403 General George Patton Road Nashville, TN 37221	(\$7.00)
RPVIII405	MM Decuyper	405 General George Patton Road Nashville, TN 37221	(\$1,890.00)
RPVIII406	Frank Ballinger ballingerns@aol.com;franklinrosemary@bellsouth.n	406 General George Patton Road Nashville, TN 37221	(\$2,172.10)
RPVIII407	Connie Murphy grammyvol@comcast.net	407 General George Patton Road Nashville, TN 37221	(\$270.00)
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	(\$270.00)
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	(\$156.00)
RPVIII421	Mary McLennan mclennan958@comcast.net	421 General George Patton Road Nashville, TN 37221	(\$540.00)
RPVIII501	Roger Jackson & Cecelia Jackson cejac6112@gmail.com	501 General George Patton Road Nashville, TN 37221	(\$245.00)
RPVIII502	Mary Alexander-Basta malexanderbasta@gmail.com	502 General George Patton Road Nashville, TN 37221	(\$270.00)
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	(\$270.00)
RPVIII513	Benjamin Pace Muha benmuha@comcast.net	513 General George Patton Road Nashville, TN 37221	(\$46.68)
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	(\$1,890.00)
RPVIII532	Linda Simmons lfksimmons@gmail.com	532 General George Patton Road Nashville, TN 37221	(\$480.00)
RPVIII541	April Tibar & Paolo Tibar aprilibar21@gmail.com,paotagala2005@gmail.com	541 General George Patton Road Nashville, TN 37221	(\$880.00)
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	(\$700.00)
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	(\$220.00)
RPVIII621	Sally Lewis slewis1919@comcast.net	621 General George Patton Road Nashville, TN 37221	(\$270.00)
RPVIII624	Timothy Steiner tsteiner360@yahoo.com	624 General George Patton Road Nashville, TN 37221	(\$665.00)
RPVIII628	Susan Trim sasan2280292@gmail.com	628 General George Patton Road Nashville, TN 37221	(\$290.00)

Account No:	Homeowner Name	Address	Balance
RPV88634	Laura Andrews landrews414@gmail.com	634 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88700	Victor Caceres & Teresa Caceres vwcaceres@gmail.com;	700 General George Patton Road Nashville, TN 37221	(\$290.00)
RPV88707	Bill Hunnicutt billhunnicut@msn.com	707 General George Patton Road Nashville, TN 37221	(\$830.00)
RPV88710	CHG 2020 IRRV TRUST & Flynn Doyle, Trustee fdoyle@banccard.com	710 General George Patton Road Nashville, TN 37221	(\$1,890.00)
RPV88711	Kathryn Weaver katrx@bellsouth.net	711 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88715	Terry Grave tegrave@yahoo.com;terry@teg-llc.com	715 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88717	Joel Thomas King & Gail June King joelking8@icloud.com.gailking3@icloud.com	717 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 davidsteven@bellsouth.net	721 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88722	Cecile McGinniss cmcginniss0416@yahoo.com	722 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)
RPV88728	David Hodgins & Wendy Hodgins wash1739@gmail.com	728 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88729	Stephen VonCanon jenvoncanon@yahoo.com;svoncanon@comcast.ne	729 General George Patton Road Nashville, TN 37221	(\$145.00)
RPV88731	Tommy Cox & Cathy Cox cathycox260@gmail.com	731 General George Patton Road Nashville, TN 37221	(\$515.00)
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	(\$680.00)
RPV88735	Cindy Whitworth cindym54@me.com	735 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88739	James Hace & Ann Hace jhace@hotmail.com;annhace@yahoo.com	739 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV88745	Neeraj Redrouthu redrouthu.neeraj@gmail.com	745 General George Patton Road Nashville, TN 37221	(\$270.00)
RPV887500	Kevin Komisar KevinK@visionsoutheast.com	7500 Old Harding Pike Nashville, TN 37221	(\$25.00)
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)
RPV887532	Amer Massad & Elizabeth Naber ;lizanaber79@yahoo.com	7532 Old Harding Pike Nashville, TN 37221	(\$215.00)
RPV888960	Steven Scutti & Donna Scutti sscutti@comcast.net	8960 Sawyer Brown Road Nashville, TN 37221	(\$270.00)
RIVER PLANTATION SECTION 8 HOA Total			55 (\$24,343.78)

Date	Check #	Payee	Amount
10-1001-00 Pinnacle - Operating 9517			
05/01/2026	0	Green Max Landscaping	\$2,300.00
		Invoice #: 2130	
		57-5760-00 Invoice: 2130; Trash	\$2,300.00
05/01/2026	0	DC Capital	\$650.00
		50-5000-00 Management Contract	\$650.00
05/01/2026	0	Linda Simmons	\$1,383.33
		50-5005-00 Contract Property Manager	\$1,383.33
05/01/2026	0	Cultivation Network	\$130.60
		Invoice #: 4906	
		50-5020-00 Invoice: 4906; Website	\$130.60
05/01/2026			\$17,649.50
		10-1002-00 Transfer to PFP RESERVE - 9533; Monthly Reserve Contribution	\$17,649.50
05/01/2026	0	Linda Simmons- reimb	\$32.73
		Invoice #: reimb- stakes	
		53-5320-00 Invoice: reimb- stakes; Landscape- Other	\$32.73
05/08/2026	0	Head Brothers LLC	\$4,862.46
		Invoice #: 44915	
		53-5300-00 Invoice: 44915; Grounds- Contract	\$4,862.46
05/14/2026	0	Steve Stinson Pool Service	\$860.00
		Invoice #: 053601	
		60-6000-00 Invoice: 053601; Pool Contract	\$700.00
		60-6010-00 Invoice: 053601; Pool Repairs & Maint	\$160.00
05/14/2026	0	Piedmont Utilities	\$115.74
		57-5720-00 Gas	\$115.74
05/14/2026	0	T Mobile	\$120.00
		57-5770-00 Telephone/Wifi	\$120.00
05/14/2026	0	NES	\$891.00
		57-5710-00 Electricity	\$891.00
05/18/2026	0	Staples	\$52.68
		50-5015-00 Printing, Copies & Postage/ Office Supplies	\$52.68
05/19/2026	0	DC Capital - reimb	\$100.00
		Invoice #: reserve accounting	
		50-5015-00 Invoice: reserve accounting; Printing, Copies & Postage/ Office Supplies	\$100.00
05/21/2026	0	DC Capital - reimb	\$14.98
		Invoice #: 2026.4.10-5.20	
		50-5015-00 Invoice: 2026.4.10-5.20; Printing, Copies & Postage/ Office Supplies	\$14.98
05/22/2026	0	Christopher Gray	\$161.25
		Invoice #: 62898823	
		60-6055-00 Invoice: 62898823; Clubhouse Repairs & Maint	\$161.25
05/26/2026	0	HVUD	\$57.28
		57-5750-00 Water & Sewer	\$57.28

Date	Check #	Payee	Amount
05/27/2026	0	Amazon	\$42.79
		60-6055-00 Clubhouse Repairs & Maint	\$42.79
05/31/2026	0	Michael Love	\$250.00
		Invoice #: 2026.5.28	
		65-6510-00 Invoice: 2026.5.28; Building Maintenance/Repairs	\$250.00
05/31/2026	0	Amazon	\$49.38
		65-6586-00 Misc Expense	\$49.38
Account Totals			18
# Checks:			\$29,723.72
10-1002-00 Pinnacle - Reserve 9533			
05/04/2026	0	Michael Jason Wright	\$12,410.00
		Invoice #: 1536, 1537	
		85-8510-00 Invoice: 1536, 1537; Reserve - Building Refurbish	\$12,410.00
		85-8510-00 Invoice: 1536, 1537; Reserve - Building Refurbish (Reversal)	(\$12,410.00)
		25-2510-00 Invoice: 1536, 1537; Reserve - Building Refurbish	\$12,410.00
05/19/2026	0	Michael Jason Wright	\$12,500.00
		Invoice #: 1544	
		25-2510-00 Invoice: 1544; Reserve - Building Refurbish	\$12,500.00
Account Totals			2
# Checks:			\$24,910.00
Association Totals			20
# Checks:			\$54,633.72

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)
05/22/2026		Christopher Gray		0	(\$161.25)
05/31/2026		Michael Love		0	(\$250.00)
Total Uncleared					(\$884.21)
Cleared Items					
Credits					
04/30/2026	05/01/2026	Transfer from PFP RESERVE - 9533			\$615.00
05/01/2026	05/01/2026	Deposit from batch 27140	27140 - Scanned Checks	2465	\$810.00
05/01/2026	05/04/2026	Deposit from batch 27141	27141 - Online Payment	2466	\$1,080.00
05/04/2026	05/04/2026	Misc Scanned Deposit		2468	\$885.00
05/04/2026	05/04/2026	Deposit from batch 27176	27176 - Scanned Checks	2470	\$540.00
05/04/2026	05/04/2026	Deposit from batch 27178	27178 - Scanned Checks	2471	\$540.00
05/04/2026	05/04/2026	Deposit from batch 27179	27179 - Scanned Checks	2472	\$1,455.00
05/04/2026	05/04/2026	Deposit from batch 27198	27198 - Payabli Credit Card	2474	\$850.00
05/04/2026	05/05/2026	Deposit from batch 27155	27155 - Online Payment	2473	\$1,905.00
05/05/2026	05/06/2026	Deposit from batch 27181	27181 - Online Payment	2475	\$810.00
05/06/2026	05/06/2026	Deposit from batch 27206	27206 - Online Payment	2477	\$540.00
05/06/2026	05/06/2026	Deposit from batch 27248	27248 - Payabli Credit Card	2478	\$270.00
05/06/2026	05/07/2026	Deposit from batch 27225	27225 - Scanned Checks	2476	\$540.00
05/07/2026	05/08/2026	Deposit from batch 27238	27238 - Online Payment	2479	\$40.00
05/08/2026	05/08/2026	Deposit from batch 27264	27264 - Scanned Checks	2480	\$540.00
05/08/2026	05/08/2026	Deposit from batch 27269	27269 - Scanned Checks	2481	\$710.00
05/08/2026	05/08/2026	Deposit from batch 27270	27270 - Scanned Checks	2482	\$1,595.00
05/08/2026	05/11/2026	Deposit from batch 27255	27255 - Online Payment	2483	\$585.00
05/11/2026	05/11/2026	Deposit from batch 27284	27284 - Scanned Checks	2484	\$830.00
05/11/2026	05/11/2026	Deposit from batch 27287	27287 - Scanned Checks	2485	\$40.00
05/11/2026	05/12/2026	Deposit from batch 27271	27271 - Online Payment	2486	\$515.00
05/12/2026	05/12/2026	Deposit from batch 27313	27313 - Payabli Credit Card	2488	\$245.00
05/12/2026	05/13/2026	Deposit from batch 27291	27291 - Online Payment	2487	\$93.80
05/13/2026	05/13/2026	Deposit from batch 27320	27320 - Scanned Checks	2489	\$1,265.00
05/14/2026	05/15/2026	Deposit from batch 27324	27324 - Online Payment	2490	\$12,695.00
05/15/2026	05/18/2026	Deposit from batch 27336	27336 - Online Payment	2491	\$495.00
05/18/2026	05/18/2026	Deposit from batch 27346	27346 - Online Payment	2494	\$270.00
05/18/2026	05/18/2026	Deposit from batch 27358	27358 - Scanned Checks	2493	\$540.00
05/18/2026	05/19/2026	Deposit from batch 27357	27357 - Scanned Checks	2492	\$270.00
05/19/2026	05/19/2026	Deposit from batch 27363	27363 - Scanned Checks	2495	\$270.00
05/19/2026	05/19/2026	Deposit from batch 27364	27364 - Scanned Checks	2496	\$540.00
05/19/2026	05/19/2026	Deposit from batch 27369	27369 - Scanned Checks	2497	\$200.00
05/20/2026	05/20/2026	Deposit from batch 27384	27384 - Scanned Checks	2498	\$270.00
05/21/2026	05/22/2026	Deposit from batch 27400	27400 - Online Payment	2499	\$270.00
05/22/2026	05/22/2026	Deposit from batch 27420	27420 - Scanned Checks	2500	\$270.00
05/27/2026	05/27/2026	Deposit from batch 27434	27434 - Scanned Checks	2501	\$810.00
05/27/2026	05/27/2026	Deposit from batch 27452	27452 - Scanned Checks	2502	\$1,890.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
05/27/2026	05/27/2026	Deposit from batch 27456	27456 - Scanned Checks	2503	\$540.00
05/27/2026	05/27/2026	Deposit from batch 27459	27459 - Scanned Checks	2504	\$1,350.00
05/28/2026	05/29/2026	Deposit from batch 27469	27469 - Online Payment	2505	\$270.00
Total Cleared Credits					\$38,248.80
Debits					
04/30/2026	05/01/2026	Linda Simmons- reimb		0	(\$95.00)
05/01/2026	05/04/2026	Linda Simmons- reimb		0	(\$32.73)
05/01/2026	05/04/2026	Green Max Landscaping		0	(\$2,300.00)
05/01/2026	05/04/2026	DC Capital		0	(\$650.00)
05/01/2026	05/04/2026	Linda Simmons		0	(\$1,383.33)
05/01/2026	05/04/2026	Cultivation Network		0	(\$130.60)
05/01/2026	05/04/2026	Transfer to PFP RESERVE - 9533			(\$17,649.50)
05/08/2026	05/11/2026	Head Brothers LLC		0	(\$4,862.46)
05/14/2026	05/06/2026	Piedmont Utilities		0	(\$115.74)
05/14/2026	05/08/2026	T Mobile		0	(\$120.00)
05/14/2026	05/14/2026	NES		0	(\$891.00)
05/14/2026	05/15/2026	Steve Stinson Pool Service		0	(\$860.00)
05/18/2026	05/14/2026	Staples		0	(\$52.68)
05/19/2026	05/20/2026	DC Capital - reimb		0	(\$100.00)
05/21/2026	05/22/2026	DC Capital - reimb		0	(\$14.98)
05/26/2026	05/22/2026	HVUD		0	(\$57.28)
05/27/2026	05/26/2026	Amazon		0	(\$42.79)
05/31/2026	05/29/2026	Amazon		0	(\$49.38)
Total Cleared Debits					(\$29,407.47)

PPF- Oper 9517 Summary

Ending Account Balance:	\$ 53,075.51
Uncleared Items:	(\$884.21)
Adjusted Balance:	\$ 53,959.72
Bank Ending Balance:	\$ 53,959.72
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
05/01/2026	05/04/2026	Transfer from PFP- Oper 9517			\$17,649.50
05/29/2026	05/29/2026	Interest			\$1,523.47
				Total Cleared Credits	\$19,172.97
Debits					
04/30/2026	05/01/2026	Allegiance Companies LLC		0	(\$3,930.00)
04/30/2026	05/01/2026	Transfer to PFP- Oper 9517			(\$615.00)
05/04/2026	05/05/2026	Michael Jason Wright		0	(\$12,410.00)
05/19/2026	05/20/2026	Michael Jason Wright		0	(\$12,500.00)
				Total Cleared Debits	(\$29,455.00)

PFP RESERVE - 9533 Summary

Ending Account Balance:	\$ 612,839.40
Uncleared Items:	\$-
Adjusted Balance:	\$ 612,839.40
Bank Ending Balance:	\$ 612,839.40
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
05/31/2026	05/31/2026	Interest			\$547.65
Total Cleared Credits					\$547.65

Pinnacle - 9525 (no online access) Summary

Ending Account Balance:	\$ 223,017.25
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 223,017.25
Bank Ending Balance:	\$ 223,017.25
<hr/>	
Difference:	\$-



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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 5/01/26 \$45,118.39	Summary	
Balance 5/31/26 \$53,959.72	Credits +\$38,248.80	
	Interest +\$0.00	
	Debits -\$29,407.47	

Credit Transactions

Credits

5/01	RIVER PLANTATION CincXfer 3621334837 ACCRT69	615.00
5/01	Remote Deposit	810.00
5/04	PAYABLI DEPOSIT TRANSFER 916714552 WFMSPROPAY RIVER PLANTATION SECTI	850.00
5/04	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	1,080.00
5/04	Remote Deposit	540.00
5/04	Remote Deposit	540.00
5/04	Remote Deposit	885.00
5/04	Remote Deposit	1,455.00
5/05	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	1,905.00
5/06	PAYABLI DEPOSIT TRANSFER 917971502 WFMSPROPAY RIVER PLANTATION SECTI	270.00
5/06	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	810.00
5/06	Remote Deposit	540.00
5/07	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	540.00
5/08	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	40.00
5/08	Remote Deposit	540.00
5/08	Remote Deposit	710.00
5/08	Remote Deposit	1,595.00
5/11	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	585.00



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.

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Nashville, TN 37203
(800) 264-3613

5/11	Remote Deposit	40.00
5/11	Remote Deposit	830.00
5/12	PAYABLI DEPOSIT TRANSFER 919278562 WFMSPPROPAY RIVER PLANTATION SECTI	245.00
5/12	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	515.00
5/13	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	93.80
5/13	Remote Deposit	1,265.00
5/15	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	12,695.00
5/18	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	495.00
5/18	Remote Deposit	270.00
5/18	Remote Deposit	540.00
5/19	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	270.00
5/19	Remote Deposit	200.00
5/19	Remote Deposit	270.00
5/19	Remote Deposit	540.00
5/20	Remote Deposit	270.00
5/22	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	270.00
5/22	Remote Deposit	270.00
5/27	Remote Deposit	540.00
5/27	Remote Deposit	810.00
5/27	Remote Deposit	1,350.00
5/27	Remote Deposit	1,890.00
5/29	RIVER PLANTATION OnlinePay 3621334837 ACCRT69	270.00
Total Credits		\$38,248.80

Debit Transactions

Other Debits

5/01	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	47.00
5/01	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SECTI	52.00
5/01	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	54.00
5/01	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	60.00
5/01	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	61.00
5/01	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	95.00
5/01	NES ELECTRIC BILLPAY 0000000160 S RIVER PLANTATION SEC 8	617.00
5/04	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	32.73
5/04	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	130.60
5/04	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	650.00
5/04	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	1,383.33
5/04	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	2,300.00
5/04	RIVER PLANTATION CincXfer D1576 4621334837 PFP- Oper 9517	17,649.50
5/06	PIEDMONT NATURAL BILL PAY 1560556998 RIVER PLANTATION 8	115.74
5/08	TMOBILE AUTO PAY BELLEVUE WA 050826 443009 Card#4245	120.00
5/11	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	4,862.46
5/14	STAPLES 1050 DEB NASHVILLE TN 051326 205210 Card#4245	52.68
5/15	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	860.00
5/20	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	100.00

Other Debits

5/22	RIVER PLANTATION VENDOR PAY 3621334837 ACCRT69	14.98
5/22	TN-Harpeth Valle Util Payt 3620695501 RIVER PLANTATION 8	57.28
5/26	AMAZON.COM*YR7SX SEATTLE WA 052526 000007 Card#4245	42.79
5/29	AMAZON.COM*N7MR SEATTLE WA 052926 600000 Card#4245	49.38
Total Debits		\$29,407.47

Average Balance This Statement	\$43,454.26	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	31
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/01	45,557.39	5/11	32,068.03	5/19	48,554.15
5/04	28,761.23	5/12	32,828.03	5/20	48,724.15
5/05	30,666.23	5/13	34,186.83	5/22	49,191.89
5/06	32,170.49	5/14	34,134.15	5/26	49,149.10
5/07	32,710.49	5/15	45,969.15	5/27	53,739.10
5/08	35,475.49	5/18	47,274.15	5/29	53,959.72

Credit **\$810.00**
 Date/Time: 5/1/2026 3:03 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$810.00

#0 05/01/2026 \$810.00

Credit **\$540.00**
 Date/Time: 5/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$540.00

#0 05/04/2026 \$540.00

Credit **\$540.00**
 Date/Time: 5/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$540.00

#0 05/04/2026 \$540.00

Credit **\$885.00**
 Date/Time: 5/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$885.00

#0 05/04/2026 \$885.00

Credit **\$1455.00**
 Date/Time: 5/4/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$1455.00

#0 05/04/2026 \$1,455.00

Credit **\$540.00**
 Date/Time: 5/6/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$540.00

#0 05/06/2026 \$540.00

Credit **\$540.00**
 Date/Time: 5/8/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$540.00

#0 05/08/2026 \$540.00

Credit **\$710.00**
 Date/Time: 5/8/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$710.00

#0 05/08/2026 \$710.00

Credit **\$1595.00**
 Date/Time: 5/8/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$1595.00

#0 05/08/2026 \$1,595.00

Credit **\$40.00**
 Date/Time: 5/11/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$40.00

#0 05/11/2026 \$40.00

Credit **\$830.00**
 Date/Time: 5/11/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$830.00

#0 05/11/2026 \$830.00

Credit **\$1265.00**
 Date/Time: 5/13/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$1265.00

#0 05/13/2026 \$1,265.00

Credit **\$270.00**
 Date/Time: 5/18/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$270.00

#0 05/18/2026 \$270.00

Credit **\$540.00**
 Date/Time: 5/18/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$540.00

#0 05/18/2026 \$540.00

Credit **\$200.00**
 Date/Time: 5/19/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$200.00

#0 05/19/2026 \$200.00

Credit **\$270.00**
 Date/Time: 5/19/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$270.00

#0 05/19/2026 \$270.00

Credit **\$540.00**
 Date/Time: 5/19/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$540.00

#0 05/19/2026 \$540.00

Credit **\$270.00**
 Date/Time: 5/20/2026 2:54 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$270.00

#0 05/20/2026 \$270.00

Credit **\$270.00**
 Date/Time: 5/22/2026 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$270.00

#0 05/22/2026 \$270.00

Credit **\$540.00**
 Date/Time: 5/27/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$540.00

#0 05/27/2026 \$540.00

Credit **\$810.00**
 Date/Time: 5/27/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$810.00

#0 05/27/2026 \$810.00

Credit **\$1350.00**
 Date/Time: 5/27/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$1,350.00

#0 05/27/2026 \$1,350.00

Credit **\$1890.00**
 Date/Time: 5/27/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
RIVER PLANTATION SECTION 8 HOA

R/T	Account	TC	Amount
054008637	800108579517	40	\$1,890.00

#0 05/27/2026 \$1,890.00



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Nashville, TN 37203
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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 5/01/26 \$623,121.43	Summary 
Balance 5/31/26 \$612,839.40	
	Credits +\$17,649.50
	Interest +\$1,523.47
	Debits -\$29,455.00

Credit Transactions

Credits

5/04 RIVER PLANTATION CincXfer 4621334837 ACCRT70	17,649.50
Total Credits	\$17,649.50

Interest

5/31 Interest Deposit	1,523.47
Total Interest Paid	\$1,523.47

Debit Transactions

Other Debits

5/01 RIVER PLANTATION CincXfer D1572 3621334837 PFP RESERVE - 9533	615.00
5/01 RIVER PLANTATION VENDOR PAY 4621334837 ACCRT70	3,930.00
5/05 RIVER PLANTATION VENDOR PAY 4621334837 ACCRT70	12,410.00
5/20 RIVER PLANTATION VENDOR PAY 4621334837 ACCRT70	12,500.00
Total Debits	\$29,455.00

Average Balance This Statement	\$618,870.49	Annual Percentage Yield Earned	2.94%
Interest Earned This Period	\$1,523.47	Days in Period	31
2026 Interest Paid	\$7,152.59	Interest Paid	\$1,523.47



ELECTRONIC TRANSFER ERROR RESOLUTION

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- 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.

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Daily Balance Information

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
5/01	618,576.43	5/05	623,815.93	5/31	612,839.40
5/04	636,225.93	5/20	611,315.93		