

Income Statement

PJ Morgan Real Estate

Properties: South Hamptons HOA - 7801 Wakeley Plaza Omaha, NE 68114

As of: Dec 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Prepaid Rent	600.00	57.14	600.00	1.44
TOTAL INCOME				
Association Dues	450.00	42.86	40,983.70	98.18
Plus: Pre-Payments	0.00	0.00	160.68	0.38
Total TOTAL INCOME	450.00	42.86	41,144.38	98.56
Total Operating Income	1,050.00	100.00	41,744.38	100.00
Expense				
CASH FLOW BEFORE ADJUSTMENTS				
NET OPER INCOME/LOSS				
TOTAL EXPENSE				
SUBTOTAL EXPENSES				
Grounds Maintenance	0.00	0.00	3,300.00	7.91
Insurance	0.00	0.00	864.00	2.07
Lawn Care	1,000.00	95.24	12,355.00	29.60
Lawn Chemicals	0.00	0.00	1,195.00	2.86
Legal & Professional	0.00	0.00	4,913.75	11.77
Management Fee	180.25	17.17	2,163.00	5.18
Miscellaneous Expense	0.00	0.00	42.00	0.10
Real Estate Taxes	0.00	0.00	4,465.06	10.70
Social Events	0.00	0.00	959.70	2.30
Tree Care	0.00	0.00	285.00	0.68
Total SUBTOTAL EXPENSES	1,180.25	112.40	30,542.51	73.17
TOTAL ADMINISTRATIVE EXPENSES				
Bank Charges / Miscellaneous	0.00	0.00	2.50	0.01
Total TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	2.50	0.01
Total TOTAL EXPENSE	1,180.25	112.40	30,545.01	73.17
Total NET OPER INCOME/LOSS	1,180.25	112.40	30,545.01	73.17
Total CASH FLOW BEFORE ADJUSTMENTS	1,180.25	112.40	30,545.01	73.17
Total Operating Expense	1,180.25	112.40	30,545.01	73.17
NOI - Net Operating Income	-130.25	-12.40	11,199.37	26.83
Total Income	1,050.00	100.00	41,744.38	100.00
Total Expense	1,180.25	112.40	30,545.01	73.17

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-130.25	-12.40	11,199.37	26.83

GreenZone Lawn & Landscaping
 19658 Grover St.
 Omaha, NE 68130

Invoice

Bill To
PJ Morgan S. Hamptons Cara Woosley

Date	Invoice No.	P.O. Number	Terms	Project
11/29/21	1036			

Item	Description	Quantity	Rate	Amount
Landscaping	Landscape clean up and haul away with leaves	1	750.00	750.00
Mow	Mow - final mow 11-16-21	1	250.00	250.00
			Subtotal	\$1,000.00
			Sales Tax	\$0.00
			Total	\$1,000.00

PINNACLE BANK
PO BOX 598
GRETNA, NE 68028-0598

022 00069 01
ACCOUNT: XXXXXX3710
DOCUMENTS: 3
PAGE: 1
12/31/2021

TELEPHONE:800-227-7715

SOUTH HAMPTONS HOMEOWNERS ASSOCIATION

30
1
2

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PINNACLE BANK 84TH & DODGE	TELEPHONE:402-391-3500
8340 W DODGE RD	
OMAHA, NE 68114	

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Show your appreciation to your employees or clients this holiday season. Give a Pinnacle Bank Visa Gift Card. It's a smart gift for anyone on your list. Available for purchase at your local branch. A \$3 fee per card is charged at time of purchase. Contact us for details and restrictions. Please note that the last transaction date of 2021 will be December 31. Keep this in mind if you want a transaction to post before the end of the year. For more information, contact your local branch.

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PinnCheck Bus Basic ACCOUNT XXXXXX3710

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MINIMUM BALANCE	63,666.36	LAST STATEMENT 11/30/21	64,396.61
AVG AVAILABLE BALANCE	64,118.01	1 CREDITS	450.00
AVERAGE BALANCE	64,132.52	2 DEBITS	1,180.25
		THIS STATEMENT 12/31/21	63,666.36

----- DEPOSITS -----

REF #.....TRACE #.DATE.....AMOUNT	REF #.....TRACE #.DATE.....AMOUNT
2223092291 12/02 450.00	

----- CHECKS -----

CHECK #.....TRACE #.DATE.....AMOUNT	CHECK #.....TRACE #.DATE.....AMOUNT
208 2030970946 12/06 180.25	209 2030979260 12/15 1,000.00

----- DAILY BALANCE -----

DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
12/02 64,846.61	12/06 64,666.36	12/15 63,666.36

- END OF STATEMENT -

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

**WITHDRAWALS OUTSTANDING -
NOT CHARGED TO ACCOUNT**

NO.	\$	
TOTAL	\$	

BEFORE YOU START -
PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| YOU SHOULD HAVE ADDED
IF ANY OCCURRED <ul style="list-style-type: none"> 1. Loan advances. 2. Credit memos. 3. Other automatic deposits. 4. Interest paid. | YOU SHOULD HAVE SUBTRACTED
IF ANY OCCURRED <ul style="list-style-type: none"> 1. Automatic loan payments. 2. Automatic savings transfers. 3. Service charges. 4. Debit memos. 5. Other automatic deductions and payments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

	BALANCE SHOWN ON THIS STATEMENT \$ _____
ADD	
	DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) \$ _____ _____ _____
	TOTAL \$ <u> </u>
SUBTRACT -	
	WITHDRAWALS OUTSTANDING \$ _____
	BALANCE \$ <u> </u>

SHOULD AGREE WITH YOUR REGISTER
BALANCE AFTER DEDUCTING SERVICE
CHARGE (IF ANY) SHOWN ON THIS
STATEMENT.

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS (FOR CONSUMER ACCOUNTS ONLY)
Telephone or write us at the telephone number or address located on the front middle portion of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number (if any).
 - (2) 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.
 - (3) Tell us the dollar amount of the suspected error.
- We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (\$ business days for Visa® branded Debit Card point-of-sale transactions processed by Visa) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

- If you think there is an error on your statement, write to us at the address listed on the front middle portion of this statement. In your letter, give us the following information:
- (1) *Account information:* Your name and account number.
 - (2) *Dollar amount:* The dollar amount of the suspected error.
 - (3) *Description of problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.
- You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:
- (1) We cannot try to collect the amount in question, or report you as delinquent on that amount.
 - (2) The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
 - (3) While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
 - (4) We can apply any unpaid amount against your credit limit.

HOW INTEREST CHARGES ARE CALCULATED

Interest charges begin to accrue immediately when we make an advance to you. **INTEREST CHARGES** will be computed as follows: To calculate the interest charge for each day in a billing cycle, a daily periodic rate is multiplied by the daily balance of your loan account balance each day. Then add up the daily interest charges to figure the total interest charge for that billing cycle. To calculate the daily balance, take your loan account balance at the beginning of each day, and add any new advances, and subtract any payments or credits that apply to debt repayment, and any unpaid interest charges, fees, and charges. This gives you the daily balance.

The minimum periodic payment required is shown on the front of this bill. You may pay off your Line of Credit Account loan balance at any time, or make voluntary additional payments. Payments shall be applied, first to any unpaid **INTEREST CHARGES**, and second the principal loan balance outstanding on your Line of Credit Account loan. Periodic statements may be sent to you at the end of each billing cycle showing your Line of Credit Account loan transactions.

Send payments and inquiries to address shown on front of bill.
NOTE: Payments received after close of business shall be deemed received on the following business day for purposes of crediting your account.
NOTIFICATION OF NEGATIVE INFORMATION

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Check stub showing a deposit of \$450.00 on 12/2/2021. The document includes a grid for recording transactions and a MICR line at the bottom: @CDCC-12076593467110P.

12/2/2021 \$450.00

Check #208 for \$180.25, dated 12/6/2021. Issued by Staff Personnel Association, P.O. Morgan Park Estate, Columbia, SC. Signed by R. R. [Signature]. MICR line: #208-6254919126 6511871716P.

12/6/2021 208 \$180.25

Check #209 for \$1,000.00, dated 12/15/2021. Issued by Staff Personnel Association, P.O. Morgan Park Estate, Columbia, SC. Signed by R. R. [Signature]. MICR line: #209-6254919126 6511871716P.

12/15/2021 209 \$1,000.00