

End Date: 02/29/2024

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$92,659.00
10-1002-00	Pinnacle - Reserve 9533	243,056.58
10-1007-00	Pinnacle - 9525	279,412.86

Total CASH - OPERATING: \$615,128.42

Total Assets: \$615,128.42

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,300.00
20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	22,133.89

Total CURRENT LIABILITIES: \$23,952.62

EQUITY

30-3100-00	Retained Earnings	431,809.45
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Total EQUITY: \$431,809.45

Net Income Gain / Loss 159,366.35 \$159,366.35

Total Liabilities & Equity: \$615,128.42

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,888.50	\$37,791.67	(\$903.17)	\$74,944.85	\$75,583.34	(\$638.69)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	1,050.00	-	1,050.00	-
4020-00 Special Assessment	25,186.48	12,775.00	12,411.48	106,246.04	25,550.00	80,696.04	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	1,750.00	(1,750.00)	10,500.00
4030-00 Late Fees	120.00	-	120.00	202.52	-	202.52	-
4080-00 Transfer Fees	200.00	-	200.00	400.00	-	400.00	-
4081-00 Clubhouse Rental Income	225.00	833.33	(608.33)	1,050.00	1,666.66	(616.66)	10,000.00
4510-00 Interest Income - Reserve	1,964.37	-	1,964.37	3,699.34	-	3,699.34	-
Total ASSESSMENT INCOME	\$65,109.35	\$52,275.00	\$12,834.35	\$187,592.55	\$104,550.00	\$83,042.55	\$627,300.00
Total OPERATING INCOME	\$65,109.35	\$52,275.00	\$12,834.35	\$187,592.55	\$104,550.00	\$83,042.55	\$627,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	1,300.00	1,400.00	100.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	2,400.00	2,400.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	-	291.67	291.67	255.63	583.34	327.71	3,500.00
5020-00 Website	219.62	191.67	(27.95)	339.25	383.34	44.09	2,300.00
5040-00 Audit/Tax / License/Permits	200.00	133.33	(66.67)	340.17	266.66	(73.51)	1,600.00
5045-00 Legal Services	290.00	416.67	126.67	290.00	833.34	543.34	5,000.00
5080-00 Security	-	125.00	125.00	-	250.00	250.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	300.00	300.00	1,800.00
Total ADMINISTRATIVE	\$2,559.62	\$3,208.34	\$648.72	\$4,925.05	\$6,416.68	\$1,491.63	\$38,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	4,720.83	9,466.66	4,745.83	56,800.00
5320-00 Landscape- Other	500.00	1,250.00	750.00	500.00	2,500.00	2,000.00	15,000.00
5325-00 Tree Trim/Removal	900.00	750.00	(150.00)	900.00	1,500.00	600.00	9,000.00
Total GROUNDS MAINTENANCE	\$6,120.83	\$6,733.33	\$612.50	\$6,120.83	\$13,466.66	\$7,345.83	\$80,800.00
UTILITIES							
5710-00 Electricity	807.00	1,000.00	193.00	1,669.00	2,000.00	331.00	12,000.00
5720-00 Gas	364.16	166.67	(197.49)	599.79	333.34	(266.45)	2,000.00
5750-00 Water & Sewer	43.36	83.33	39.97	86.07	166.66	80.59	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	4,600.00	4,633.34	33.34	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	240.00	333.34	93.34	2,000.00
Total UTILITIES	\$3,634.52	\$3,733.34	\$98.82	\$7,194.86	\$7,466.68	\$271.82	\$44,800.00
AMENITIES							
6000-00 Pool Contract	600.00	650.00	50.00	1,200.00	1,300.00	100.00	7,800.00
6005-00 Pool Supplies	-	558.33	558.33	-	1,116.66	1,116.66	6,700.00
6055-00 Clubhouse Repairs & Maint	726.29	833.33	107.04	1,032.34	1,666.66	634.32	10,000.00
Total AMENITIES	\$1,326.29	\$2,041.66	\$715.37	\$2,232.34	\$4,083.32	\$1,850.98	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	3,333.33	3,333.33	-	6,666.66	6,666.66	40,000.00
6510-00 Building Maintenance/Repairs	1,145.00	5,166.67	4,021.67	1,181.12	10,333.34	9,152.22	62,000.00
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	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	333.34	333.34	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	766.66	(3,793.34)	4,600.00
6641-00 Pest Contract	2,012.00	366.67	(1,645.33)	2,012.00	733.34	(1,278.66)	4,400.00
Total REPAIRS & MAINTENANCE	\$3,157.00	\$12,958.34	\$9,801.34	\$7,753.12	\$25,916.68	\$18,163.56	\$155,500.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	7,916.67	7,916.67	-	15,833.34	15,833.34	95,000.00
Total RESERVE EXPENSES	\$-	\$7,916.67	\$7,916.67	\$-	\$15,833.34	\$15,833.34	\$95,000.00
Total OPERATING EXPENSE	\$16,798.26	\$36,591.68	\$19,793.42	\$28,226.20	\$73,183.36	\$44,957.16	\$439,100.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>\$48,311.09</u>	<u>\$15,683.32</u>	<u>\$32,627.77</u>	<u>\$159,366.35</u>	<u>\$31,366.64</u>	<u>\$127,999.71</u>	<u>\$188,200.00</u>