

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$95,709.37	
10-1002-00	Pinnacle - Reserve 9533	244,037.11	
10-1007-00	Pinnacle - 9525	280,540.08	
Total CASH - OPERATING:			<u>\$620,286.56</u>
Total Assets:			<u><u>\$620,286.56</u></u>

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,300.00	
20-2050-00	Clearing Acct	(481.27)	
20-2100-00	Prepaid Assessments	21,327.73	
Total CURRENT LIABILITIES:			<u>\$23,146.46</u>

EQUITY

30-3100-00	Retained Earnings	431,809.45	
Total EQUITY:			<u>\$431,809.45</u>
	Net Income Gain / Loss	<u>165,330.65</u>	
			<u>\$165,330.65</u>
Total Liabilities & Equity:			<u><u>\$620,286.56</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$38,462.25	\$37,791.67	\$670.58	\$113,406.90	\$113,375.01	\$31.89	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	1,575.00	-	1,575.00	-
4020-00 Special Assessment	9,876.79	12,775.00	(2,898.21)	116,601.35	38,325.00	78,276.35	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	2,625.00	(2,625.00)	10,500.00
4030-00 Late Fees	140.00	-	140.00	362.52	-	362.52	-
4080-00 Transfer Fees	400.00	-	400.00	800.00	-	800.00	-
4081-00 Clubhouse Rental Income	755.00	833.33	(78.33)	1,805.00	2,499.99	(694.99)	10,000.00
4510-00 Interest Income - Reserve	2,107.77	-	2,107.77	5,807.11	-	5,807.11	-
Total ASSESSMENT INCOME	\$52,266.81	\$52,275.00	(\$8.19)	\$240,357.88	\$156,825.00	\$83,532.88	\$627,300.00
Total OPERATING INCOME	\$52,266.81	\$52,275.00	(\$8.19)	\$240,357.88	\$156,825.00	\$83,532.88	\$627,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	1,950.00	2,100.00	150.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	3,600.00	3,600.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	13.23	291.67	278.44	268.86	875.01	606.15	3,500.00
5020-00 Website	239.26	191.67	(47.59)	578.51	575.01	(3.50)	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.33	133.33	340.17	399.99	59.82	1,600.00
5045-00 Legal Services	-	416.67	416.67	290.00	1,250.01	960.01	5,000.00
5080-00 Security	-	125.00	125.00	-	375.00	375.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	450.00	450.00	1,800.00
Total ADMINISTRATIVE	\$2,102.49	\$3,208.34	\$1,105.85	\$7,027.54	\$9,625.02	\$2,597.48	\$38,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	9,441.66	14,199.99	4,758.33	56,800.00
5320-00 Landscape- Other	1,020.00	1,250.00	230.00	1,520.00	3,750.00	2,230.00	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	2,250.00	1,350.00	9,000.00
Total GROUNDS MAINTENANCE	\$5,740.83	\$6,733.33	\$992.50	\$11,861.66	\$20,199.99	\$8,338.33	\$80,800.00
UTILITIES							
5710-00 Electricity	802.00	1,000.00	198.00	2,471.00	3,000.00	529.00	12,000.00
5720-00 Gas	444.09	166.67	(277.42)	1,043.88	500.01	(543.87)	2,000.00
5750-00 Water & Sewer	33.17	83.33	50.16	119.24	249.99	130.75	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	6,900.00	6,950.01	50.01	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	360.00	500.01	140.01	2,000.00
Total UTILITIES	\$3,699.26	\$3,733.34	\$34.08	\$10,894.12	\$11,200.02	\$305.90	\$44,800.00
AMENITIES							
6000-00 Pool Contract	800.00	650.00	50.00	1,800.00	1,950.00	150.00	7,800.00
6005-00 Pool Supplies	314.90	558.33	243.43	314.90	1,674.99	1,360.09	6,700.00
6055-00 Clubhouse Repairs & Maint	106.00	833.33	727.33	1,138.34	2,499.99	1,361.65	10,000.00
Total AMENITIES	\$1,020.90	\$2,041.66	\$1,020.76	\$3,253.24	\$6,124.98	\$2,871.74	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	3,333.33	3,333.33	-	9,999.99	9,999.99	40,000.00
6510-00 Building Maintenance/Repairs	2,887.55	5,166.67	2,279.12	4,068.67	15,500.01	11,431.34	62,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	7,500.00	7,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	1,875.00	1,875.00	7,500.00
6566-00 Misc Expense	-	166.67	166.67	-	500.01	500.01	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	1,149.99	(3,410.01)	4,600.00
6641-00 Pest Contract	-	366.67	366.67	2,012.00	1,100.01	(911.99)	4,400.00
Total REPAIRS & MAINTENANCE	\$2,887.55	\$12,968.34	\$10,070.79	\$10,640.67	\$38,875.02	\$28,234.35	\$155,500.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	31,350.00	7,916.67	(23,433.33)	31,350.00	23,750.01	(7,599.99)	96,000.00
Total RESERVE EXPENSES	\$31,350.00	\$7,916.67	(\$23,433.33)	\$31,350.00	\$23,750.01	(\$7,599.99)	\$96,000.00
Total OPERATING EXPENSE	\$46,801.03	\$36,591.68	(\$10,209.35)	\$75,027.23	\$109,775.04	\$34,747.81	\$439,100.00

03/01/2024 to 03/31/2024

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