

Assets			
CASH - OPERATING			
10-1001-00	Pinnacle - Operating 9517	\$69,719.88	
10-1002-00	Pinnacle - Reserve 9533	245,978.21	
10-1007-00	Pinnacle - 9525	282,771.53	
Total CASH - OPERATING:			\$598,469.62
Total Assets:			<u>\$598,469.62</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	19,735.18	
Total CURRENT LIABILITIES:			<u>\$21,553.91</u>
EQUITY			
30-3100-00	Retained Earnings	431,809.45	
Total EQUITY:			<u>\$431,809.45</u>
	Net Income Gain / Loss	<u>145,106.26</u>	<u>\$145,106.26</u>
Total Liabilities & Equity:			<u>\$598,469.62</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,165.70	\$37,791.67	(\$1,625.97)	\$187,026.55	\$188,958.35	(\$1,931.80)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	2,625.00	-	2,625.00	-
4020-00 Special Assessment	4,348.80	12,775.00	(8,426.20)	126,438.95	63,875.00	62,563.95	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	4,375.00	(4,375.00)	10,500.00
4030-00 Late Fees	20.00	-	20.00	482.52	-	482.52	-
4080-00 Transfer Fees	400.00	-	400.00	1,200.00	-	1,200.00	-
4081-00 Clubhouse Rental Income	740.00	833.33	(93.33)	2,975.00	4,166.65	(1,191.65)	10,000.00
4510-00 Interest Income - Reserve	2,124.54	-	2,124.54	9,979.66	-	9,979.66	-
Total ASSESSMENT INCOME	\$44,324.04	\$52,275.00	(\$7,950.96)	\$330,727.68	\$261,375.00	\$69,352.68	\$627,300.00
Total OPERATING INCOME	\$44,324.04	\$52,275.00	(\$7,950.96)	\$330,727.68	\$261,375.00	\$69,352.68	\$627,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	3,250.00	3,500.00	250.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	6,000.00	6,000.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	55.76	291.67	235.91	584.57	1,458.35	873.78	3,500.00
5020-00 Website	201.94	191.67	(10.27)	1,067.96	958.35	(109.61)	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.33	133.33	3,862.17	666.65	(3,195.52)	1,600.00
5045-00 Legal Services	-	416.67	416.67	290.00	2,083.35	1,793.35	5,000.00
5080-00 Security	-	125.00	125.00	-	625.00	625.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	750.00	750.00	1,800.00
Total ADMINISTRATIVE	\$2,107.70	\$3,208.34	\$1,100.64	\$15,054.70	\$16,041.70	\$987.00	\$38,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	18,883.32	23,666.65	4,783.33	56,800.00
5320-00 Landscape- Other	-	1,250.00	1,250.00	1,680.00	6,250.00	4,570.00	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	3,750.00	2,850.00	9,000.00
Total GROUNDS MAINTENANCE	\$4,720.83	\$6,733.33	\$2,012.50	\$21,463.32	\$33,666.65	\$12,203.33	\$80,800.00
UTILITIES							
5710-00 Electricity	761.00	1,000.00	239.00	3,963.00	5,000.00	1,037.00	12,000.00
5720-00 Gas	152.35	166.67	14.32	1,490.38	833.35	(657.03)	2,000.00
5750-00 Water & Sewer	27.22	83.33	56.11	175.38	416.65	241.27	1,000.00
5760-00 Trash	4,600.00	2,316.67	(2,283.33)	13,800.00	11,583.35	(2,216.65)	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	600.00	833.35	233.35	2,000.00
Total UTILITIES	\$5,660.57	\$3,733.34	(\$1,927.23)	\$20,028.76	\$18,666.70	(\$1,362.06)	\$44,800.00
AMENITIES							
6000-00 Pool Contract	600.00	650.00	50.00	3,000.00	3,250.00	250.00	7,800.00
6005-00 Pool Supplies	262.16	558.33	296.17	987.46	2,791.65	1,804.19	6,700.00
6010-00 Pool Repairs & Maint	2,262.18	-	(2,262.18)	2,871.18	-	(2,871.18)	-
6055-00 Clubhouse Repairs & Maint	777.99	833.33	55.34	2,109.33	4,166.65	2,057.32	10,000.00
Total AMENITIES	\$3,902.33	\$2,041.66	(\$1,860.67)	\$8,967.97	\$10,208.30	\$1,240.33	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	3,333.33	3,333.33	-	16,666.65	16,666.65	40,000.00
6510-00 Building Maintenance/Repairs	4,850.00	5,166.67	316.67	14,103.67	25,833.35	11,729.68	62,000.00
6521-00 Roof Repairs	-	416.67	416.67	659.69	2,083.35	1,423.66	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	-	625.00	625.00	-	3,125.00	3,125.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	833.35	833.35	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	1,916.65	(2,643.35)	4,600.00
6641-00 Pest Contract	1,100.00	366.67	(733.33)	3,112.00	1,833.35	(1,278.65)	4,400.00
Total REPAIRS & MAINTENANCE	\$5,950.00	\$12,958.34	\$7,008.34	\$22,435.36	\$64,791.70	\$42,356.34	\$155,500.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	7,916.67	7,916.67	97,671.31	39,583.35	(58,087.96)	95,000.00
Total RESERVE EXPENSES	\$-	\$7,916.67	\$7,916.67	\$97,671.31	\$39,583.35	(\$58,087.96)	\$95,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$22,341.43	\$36,591.68	\$14,250.25	\$185,621.42	\$182,958.40	(\$2,663.02)	\$439,100.00
Net Income:	<u>\$21,982.61</u>	<u>\$15,683.32</u>	<u>\$6,299.29</u>	<u>\$145,106.26</u>	<u>\$78,416.60</u>	<u>\$66,689.66</u>	<u>\$188,200.00</u>