

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$99,326.87
10-1002-00	Pinnacle - Reserve 9533	246,938.53
10-1007-00	Pinnacle - 9525	283,875.50

Total CASH - OPERATING: \$630,140.90

Total Assets: \$630,140.90

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,300.00
20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	15,249.55

Total CURRENT LIABILITIES: \$17,068.28

EQUITY

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

Net Income Gain / Loss 181,263.17 \$181,263.17

Total Liabilities & Equity: \$630,140.90

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$36,705.35	\$37,791.67	(\$1,086.32)	\$223,486.90	\$226,750.02	(\$3,263.12)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	3,150.00	-	3,150.00	-
4020-00 Special Assessment	3,747.03	12,775.00	(9,027.97)	130,430.98	76,650.00	53,780.98	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	5,250.00	(5,250.00)	10,500.00
4030-00 Late Fees	175.00	-	175.00	657.52	-	657.52	-
4080-00 Transfer Fees	400.00	-	400.00	1,600.00	-	1,600.00	-
4081-00 Clubhouse Rental Income	1,875.00	833.33	1,041.67	4,850.00	4,999.98	(149.98)	10,000.00
4510-00 Interest Income - Reserve	2,064.29	-	2,064.29	12,043.95	-	12,043.95	-
Total ASSESSMENT INCOME	\$45,491.67	\$52,275.00	(\$6,783.33)	\$376,219.35	\$313,650.00	\$62,569.35	\$627,300.00
Total OPERATING INCOME	\$45,491.67	\$52,275.00	(\$6,783.33)	\$376,219.35	\$313,650.00	\$62,569.35	\$627,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	3,900.00	4,200.00	300.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	7,200.00	7,200.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	191.73	291.67	99.94	776.30	1,750.02	973.72	3,500.00
5020-00 Website	119.63	191.67	72.04	1,187.59	1,150.02	(37.57)	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.33	133.33	3,862.17	799.98	(3,062.19)	1,600.00
5045-00 Legal Services	65.00	416.67	351.67	355.00	2,500.02	2,145.02	5,000.00
5080-00 Security	-	125.00	125.00	-	750.00	750.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	900.00	900.00	1,800.00
Total ADMINISTRATIVE	\$2,226.36	\$3,208.34	\$981.98	\$17,281.06	\$19,250.04	\$1,968.98	\$38,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	23,604.15	28,399.98	4,795.83	56,800.00
5320-00 Landscape- Other	-	1,250.00	1,250.00	1,680.00	7,500.00	5,820.00	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	4,500.00	3,600.00	9,000.00
Total GROUNDS MAINTENANCE	\$4,720.83	\$6,733.33	\$2,012.50	\$26,184.15	\$40,399.98	\$14,215.83	\$80,800.00
UTILITIES							
5710-00 Electricity	-	1,000.00	1,000.00	3,963.00	6,000.00	2,037.00	12,000.00
5720-00 Gas	71.16	166.67	95.51	1,561.54	1,000.02	(561.52)	2,000.00
5750-00 Water & Sewer	47.18	83.33	36.15	222.56	499.98	277.42	1,000.00
5760-00 Trash	-	2,316.67	2,316.67	13,800.00	13,900.02	100.02	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	720.00	1,000.02	280.02	2,000.00
Total UTILITIES	\$238.34	\$3,733.34	\$3,495.00	\$20,267.10	\$22,400.04	\$2,132.94	\$44,800.00
AMENITIES							
6000-00 Pool Contract	850.00	650.00	(200.00)	3,850.00	3,900.00	50.00	7,800.00
6005-00 Pool Supplies	409.68	558.33	148.65	1,397.14	3,349.98	1,952.84	6,700.00
6010-00 Pool Repairs & Maint	321.56	-	(321.56)	3,192.74	-	(3,192.74)	-
6055-00 Clubhouse Repairs & Maint	267.99	833.33	565.34	2,377.32	4,999.98	2,622.66	10,000.00
Total AMENITIES	\$1,849.23	\$2,041.66	\$192.43	\$10,817.20	\$12,249.96	\$1,432.76	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	3,333.33	3,333.33	-	19,999.98	19,999.98	40,000.00
6510-00 Building Maintenance/Repairs	300.00	5,166.67	4,866.67	14,403.67	31,000.02	16,596.35	62,000.00
6521-00 Roof Repairs	-	416.67	416.67	659.69	2,500.02	1,840.33	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	15,000.00	15,000.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	3,750.00	3,750.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	2,299.98	(2,260.02)	4,600.00
6641-00 Pest Contract	-	366.67	366.67	3,112.00	2,200.02	(911.98)	4,400.00
Total REPAIRS & MAINTENANCE	\$300.00	\$12,958.34	\$12,658.34	\$22,735.36	\$77,750.04	\$55,014.68	\$155,500.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	7,916.67	7,916.67	97,671.31	47,500.02	(50,171.29)	95,000.00
Total RESERVE EXPENSES	\$-	\$7,916.67	\$7,916.67	\$97,671.31	\$47,500.02	(\$50,171.29)	\$95,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total OPERATING EXPENSE	\$9,334.76	\$36,591.68	\$27,256.92	\$194,956.18	\$219,550.08	\$24,593.90	\$439,100.00
Net Income:	\$36,156.91	\$15,683.32	\$20,473.59	\$181,263.17	\$94,099.92	\$87,163.25	\$188,200.00