

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$127,189.28	
10-1002-00	Pinnacle - Reserve 9533	247,934.74	
10-1007-00	Pinnacle - 9525	285,020.72	
Total CASH - OPERATING:			<u>\$660,124.74</u>
Total Assets:			<u><u>\$660,124.74</u></u>

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)	
20-2100-00	Prepaid Assessments	17,986.60	
Total CURRENT LIABILITIES:			<u>\$17,505.33</u>

EQUITY

30-3100-00	Retained Earnings	434,109.45	
Total EQUITY:			<u>\$434,109.45</u>
	Net Income Gain / Loss	<u>208,509.96</u>	
Total Liabilities & Equity:			<u><u>\$660,124.74</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$38,729.30	\$37,791.67	\$937.63	\$262,216.20	\$264,541.89	(\$2,325.49)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	3,675.00	-	3,675.00	-
4010-00 Assessment-Insurance	4,362.68	-	4,362.68	4,362.68	-	4,362.68	-
4020-00 Special Assessment	2,167.51	12,775.00	(10,607.49)	132,598.49	89,425.00	43,173.49	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	6,125.00	(6,125.00)	10,500.00
4030-00 Late Fees	180.00	-	180.00	837.52	-	837.52	-
4080-00 Transfer Fees	-	-	-	1,600.00	-	1,600.00	-
4081-00 Clubhouse Rental Income	1,180.00	833.33	346.67	6,030.00	5,833.31	196.69	10,000.00
4510-00 Interest Income - Reserve	2,141.43	-	2,141.43	14,185.38	-	14,185.38	-
Total ASSESSMENT INCOME	\$49,285.92	\$52,275.00	(\$2,989.08)	\$425,505.27	\$365,925.00	\$59,580.27	\$627,300.00
Total OPERATING INCOME	\$49,285.92	\$52,275.00	(\$2,989.08)	\$425,505.27	\$365,925.00	\$59,580.27	\$627,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	4,550.00	4,900.00	350.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	8,400.00	8,400.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	636.23	291.67	(344.56)	1,412.53	2,041.89	629.16	3,500.00
5020-00 Website	158.04	191.67	33.63	1,345.63	1,341.89	(3.94)	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.33	133.33	3,862.17	933.31	(2,928.86)	1,800.00
5045-00 Legal Services	-	416.67	416.67	355.00	2,916.69	2,561.69	5,000.00
5051-00 Insurance - Liability	83.69	-	(83.69)	83.69	-	(83.69)	-
5080-00 Security	-	125.00	125.00	-	875.00	875.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
Total ADMINISTRATIVE	\$2,727.96	\$3,208.34	\$480.38	\$20,009.02	\$22,458.38	\$2,449.36	\$38,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	28,324.98	33,133.31	4,808.33	56,800.00
5320-00 Landscape- Other	525.00	1,250.00	725.00	2,205.00	8,750.00	6,545.00	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	5,280.00	4,380.00	9,000.00
Total GROUNDS MAINTENANCE	\$5,245.83	\$6,733.33	\$1,487.50	\$31,429.98	\$47,133.31	\$15,703.33	\$80,800.00
UTILITIES							
5710-00 Electricity	1,943.00	1,000.00	(943.00)	5,906.00	7,000.00	1,094.00	12,000.00
5720-00 Gas	23.31	166.67	143.36	1,584.85	1,166.69	(418.16)	2,000.00
5750-00 Water & Sewer	40.70	83.33	42.63	263.26	583.31	320.05	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	16,100.00	16,216.69	116.69	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	840.00	1,166.69	326.69	2,000.00
Total UTILITIES	\$4,427.01	\$3,733.34	(\$693.67)	\$24,694.11	\$26,133.38	\$1,439.27	\$44,800.00
AMENITIES							
6000-00 Pool Contract	650.00	650.00	-	4,500.00	4,550.00	50.00	7,800.00
6010-00 Pool Repairs & Maint	124.73	558.33	433.60	4,714.61	3,908.31	(806.30)	6,700.00
6055-00 Clubhouse Repairs & Maint	1,287.50	833.33	(454.17)	3,664.82	5,833.31	2,168.49	10,000.00
Total AMENITIES	\$2,062.23	\$2,041.66	(\$20.57)	\$12,879.43	\$14,291.62	\$1,412.19	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	895.82	3,333.33	2,437.51	895.82	23,333.31	22,437.69	40,000.00
6510-00 Building Maintenance/Repairs	5,580.48	5,166.67	(413.81)	19,984.15	36,166.69	16,182.54	62,000.00
6521-00 Roof Repairs	-	416.67	416.67	659.69	2,916.69	2,257.00	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	17,500.00	17,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	4,375.00	4,375.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	2,683.31	(1,876.69)	4,800.00
6641-00 Pest Contract	1,100.00	366.67	(733.33)	4,212.00	2,566.69	(1,645.31)	4,400.00
Total REPAIRS & MAINTENANCE	\$7,576.10	\$12,958.34	\$5,382.24	\$30,311.46	\$90,708.38	\$60,396.92	\$155,500.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	7,916.67	7,916.67	97,671.31	55,416.69	(42,254.62)	95,000.00
Total RESERVE EXPENSES	\$-	\$7,916.67	\$7,916.67	\$97,671.31	\$55,416.69	(\$42,254.62)	\$95,000.00

Description	Actual	Current Period		Actual	Year-to-date		Annual
		Budget	Variance		Budget	Variance	
Total OPERATING EXPENSE	\$22,039.13	\$36,991.68	\$14,552.55	\$216,995.31	\$256,141.76	\$39,146.45	\$439,100.00
Net Income:	\$27,246.79	\$15,683.32	\$11,563.47	\$208,509.96	\$109,783.24	\$98,726.72	\$188,200.00