

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$35,330.33	\$37,791.63	(\$2,461.30)	\$444,044.00	\$453,500.00	(\$9,456.00)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	6,300.00	-	6,300.00	-
4010-00 Assessment-Insurance	4,519.56	27,666.65	(23,147.09)	156,574.43	166,000.00	(9,425.57)	166,000.00
4020-00 Special Assessment	1,047.90	12,775.00	(11,727.10)	137,980.85	153,300.00	(15,319.15)	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	10,500.00	(10,500.00)	10,500.00
4030-00 Late Fees	80.00	-	80.00	1,397.52	-	1,397.52	-
4080-00 Transfer Fees	200.00	-	200.00	2,800.00	-	2,800.00	-
4081-00 Clubhouse Rental Income	1,650.00	833.37	816.63	12,350.00	10,000.00	2,350.00	10,000.00
4510-00 Interest Income - Reserve	2,082.02	-	2,082.02	24,582.62	-	24,582.62	-
4520-00 Settlement Income (Piedmont Gas Funds)	-	1,165.00	(1,165.00)	-	7,000.00	(7,000.00)	7,000.00
Total ASSESSMENT INCOME	\$45,434.81	\$81,106.65	(\$35,671.84)	\$786,029.42	\$800,300.00	(\$14,270.58)	\$800,300.00
Total OPERATING INCOME	\$45,434.81	\$81,106.65	(\$35,671.84)	\$786,029.42	\$800,300.00	(\$14,270.58)	\$800,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	7,800.00	8,400.00	600.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	14,400.00	14,400.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	72.01	291.63	219.62	1,643.16	3,500.00	1,856.84	3,500.00
5020-00 Website	239.26	191.63	(47.63)	2,333.21	2,300.00	(33.21)	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.37	133.37	3,911.39	1,600.00	(2,311.39)	1,600.00
5045-00 Legal Services	-	416.63	416.63	2,768.38	5,000.00	2,231.62	5,000.00
5051-00 Insurance - Liability	-	27,666.65	27,666.65	166,467.78	166,000.00	(467.78)	166,000.00
5080-00 Security	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
Total ADMINISTRATIVE	\$2,161.27	\$30,874.91	\$28,713.64	\$199,323.92	\$204,500.00	\$5,176.08	\$204,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	15,141.66	4,733.37	(10,408.29)	57,629.13	56,800.00	(829.13)	56,800.00
5320-00 Landscape- Other	10,260.44	2,416.65	(7,843.79)	19,976.33	22,000.00	2,023.67	22,000.00
5325-00 Tree Trim/Removal	6,500.00	750.00	(5,750.00)	7,400.00	9,000.00	1,600.00	9,000.00
Total GROUNDS MAINTENANCE	\$31,902.10	\$7,900.02	(\$24,002.08)	\$85,005.46	\$87,800.00	\$2,794.54	\$87,800.00
UTILITIES							
5710-00 Electricity	815.00	1,000.00	185.00	10,395.00	12,000.00	1,605.00	12,000.00
5720-00 Gas	109.83	166.63	56.80	1,780.06	2,000.00	219.94	2,000.00
5750-00 Water & Sewer	111.87	83.37	(28.50)	559.84	1,000.00	440.16	1,000.00
5760-00 Trash	2,342.91	2,316.63	(26.28)	27,642.91	27,800.00	157.09	27,800.00
5770-00 Telephone/Wifi	120.00	166.63	46.63	1,440.00	2,000.00	560.00	2,000.00
Total UTILITIES	\$3,499.61	\$3,733.26	\$233.65	\$41,817.81	\$44,800.00	\$2,982.19	\$44,800.00
AMENITIES							
6000-00 Pool Contract	650.00	650.00	-	7,750.00	7,800.00	50.00	7,800.00
6010-00 Pool Repairs & Maint	-	558.37	558.37	6,523.51	6,700.00	176.49	6,700.00
6055-00 Clubhouse Repairs & Maint	1,242.15	833.37	(408.78)	7,148.72	10,000.00	2,851.28	10,000.00
Total AMENITIES	\$1,892.15	\$2,041.74	\$149.59	\$21,422.23	\$24,500.00	\$3,077.77	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	3,333.37	3,333.37	43,817.48	40,000.00	(3,817.48)	40,000.00
6510-00 Building Maintenance/Repairs	3,112.78	5,166.63	2,053.85	28,782.14	62,000.00	33,217.86	62,000.00
6520-00 Electrical Repairs	-	-	-	150.00	-	(150.00)	-
6521-00 Roof Repairs	-	416.63	416.63	1,144.69	5,000.00	3,855.31	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	30,000.00	30,000.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	7,500.00	7,500.00	7,500.00
6586-00 Misc Expense	80.00	166.63	86.63	140.00	2,000.00	1,860.00	2,000.00
6595-00 Lighting Repairs & Maint	-	-	-	403.19	-	(403.19)	-
6640-00 Termite Contract	-	383.37	383.37	4,560.00	4,600.00	40.00	4,600.00
6641-00 Pest Contract	-	366.63	366.63	5,312.00	4,400.00	(912.00)	4,400.00
Total REPAIRS & MAINTENANCE	\$3,192.78	\$12,958.26	\$9,765.48	\$84,309.50	\$155,500.00	\$71,190.50	\$155,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	\$-	\$7,916.63	\$7,916.63	\$97,671.31	\$95,000.00	(\$2,671.31)	\$95,000.00
Total RESERVE EXPENSES	\$-	\$7,916.63	\$7,916.63	\$97,671.31	\$95,000.00	(\$2,671.31)	\$95,000.00
Total OPERATING EXPENSE	\$42,647.91	\$65,424.82	\$22,776.91	\$529,550.23	\$612,100.00	\$82,549.77	\$612,100.00
Net Income:	\$2,786.90	\$15,681.83	(\$12,894.93)	\$256,479.19	\$188,200.00	\$68,279.19	\$188,200.00

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$56,417.64
10-1002-00	Pinnacle - Reserve 9533	353,142.80
10-1007-00	Pinnacle - 9525	290,209.90

Total CASH - OPERATING: \$699,770.34

Total Assets: \$699,770.34

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	9,662.97

Total CURRENT LIABILITIES: \$9,181.70

EQUITY

30-3100-00	Retained Earnings	434,109.45
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Total EQUITY: \$434,109.45

Net Income Gain / Loss	<u>256,479.19</u>	<u>\$256,479.19</u>
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Total Liabilities & Equity: \$699,770.34