

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$37,075.10	\$37,791.67	(\$716.57)	\$37,075.10	\$37,791.67	(\$716.57)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	525.00	-	525.00	-
4010-00 Assessment-Insurance	3,668.73	-	3,668.73	3,668.73	-	3,668.73	-
4030-00 Late Fees	20.00	-	20.00	20.00	-	20.00	-
4081-00 Clubhouse Rental Income	1,265.00	833.33	431.67	1,265.00	833.33	431.67	10,000.00
4510-00 Interest Income - Reserve	2,049.04	1,250.00	799.04	2,049.04	1,250.00	799.04	15,000.00
Total ASSESSMENT INCOME	\$44,602.87	\$39,875.00	\$4,727.87	\$44,602.87	\$39,875.00	\$4,727.87	\$478,500.00
Total OPERATING INCOME	\$44,602.87	\$39,875.00	\$4,727.87	\$44,602.87	\$39,875.00	\$4,727.87	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	650.00	650.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	1,300.00	1,300.00	-	15,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	21.94	291.67	269.73	21.94	291.67	269.73	3,500.00
5020-00 Website	183.41	216.67	33.26	183.41	216.67	33.26	2,600.00
5040-00 Audit/Tax / License/Permits	220.95	416.67	195.72	220.95	416.67	195.72	5,000.00
5045-00 Legal Services	-	416.67	416.67	-	416.67	416.67	5,000.00
5080-00 Security	-	125.00	125.00	-	125.00	125.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	150.00	150.00	1,800.00
Total ADMINISTRATIVE	\$2,376.30	\$3,566.68	\$1,190.38	\$2,376.30	\$3,566.68	\$1,190.38	\$42,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	-	4,733.33	4,733.33	-	4,733.33	4,733.33	56,800.00
5320-00 Landscape- Other	1,150.00	1,250.00	100.00	1,150.00	1,250.00	100.00	15,000.00
5325-00 Tree Trim/Removal	730.00	750.00	20.00	730.00	750.00	20.00	9,000.00
Total GROUNDS MAINTENANCE	\$1,880.00	\$6,733.33	\$4,853.33	\$1,880.00	\$6,733.33	\$4,853.33	\$80,800.00
UTILITIES							
5710-00 Electricity	781.00	1,000.00	219.00	781.00	1,000.00	219.00	12,000.00
5720-00 Gas	253.06	191.67	(61.39)	253.06	191.67	(61.39)	2,300.00
5750-00 Water & Sewer	42.33	83.33	41.00	42.33	83.33	41.00	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	2,300.00	2,341.67	41.67	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	120.00	141.67	21.67	1,700.00
Total UTILITIES	\$3,496.39	\$3,758.34	\$261.95	\$3,496.39	\$3,758.34	\$261.95	\$45,100.00
AMENITIES							
6000-00 Pool Contract	650.00	700.00	50.00	650.00	700.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	-	-	-	-	-	-	6,700.00
6055-00 Clubhouse Repairs & Maint	595.48	833.33	237.85	595.48	833.33	237.85	10,000.00
Total AMENITIES	\$1,245.48	\$1,533.33	\$287.85	\$1,245.48	\$1,533.33	\$287.85	\$25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	5,166.67	5,166.67	-	5,166.67	5,166.67	62,000.00
6510-00 Building Maintenance/Repairs	462.02	3,333.33	2,871.31	462.02	3,333.33	2,871.31	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	416.67	416.67	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	166.67	166.67	2,000.00
6640-00 Termite Contract	23,000.00	1,916.67	(21,083.33)	23,000.00	1,916.67	(21,083.33)	23,000.00
6641-00 Pest Contract	1,100.00	1,100.00	-	1,100.00	1,100.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$24,562.02	\$14,600.01	(\$9,962.01)	\$24,562.02	\$14,600.01	(\$9,962.01)	\$173,900.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	6,833.33	6,833.33	-	6,833.33	6,833.33	82,000.00
Total RESERVE EXPENSES	\$-	\$6,833.33	\$6,833.33	\$-	\$6,833.33	\$6,833.33	\$82,000.00
Total OPERATING EXPENSE	\$33,560.19	\$37,025.02	\$3,464.83	\$33,560.19	\$37,025.02	\$3,464.83	\$449,700.00

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End Date: 01/31/2025

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$80,059.25
10-1002-00	Pinnacle - Reserve 9533	354,267.54
10-1007-00	Pinnacle - 9525	291,134.20

Total CASH - OPERATING: \$725,460.99

Total Assets: \$725,460.99

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	24,310.94

Total CURRENT LIABILITIES: \$23,829.67

EQUITY

30-3100-00	Retained Earnings	690,588.64
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Total EQUITY: \$690,588.64

Net Income Gain / Loss 11,042.68
\$11,042.68

Total Liabilities & Equity: \$725,460.99