

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$75,789.44	
10-1002-00	Pinnacle - Reserve 9533	355,286.66	
10-1007-00	Pinnacle - 9525	291,971.71	
Total CASH - OPERATING:			<u>\$723,047.81</u>

Total Assets:

\$723,047.81

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)	
20-2100-00	Prepaid Assessments	23,573.49	
Total CURRENT LIABILITIES:			<u>\$23,092.22</u>

EQUITY

30-3100-00	Retained Earnings	690,588.64	
Total EQUITY:			<u>\$690,588.64</u>

Net Income Gain / Loss

9,366.95
\$9,366.95

Total Liabilities & Equity:

\$723,047.81

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$37,540.38	\$37,791.67	(\$251.29)	\$74,615.48	\$75,583.34	(\$967.86)	\$453,500.00
4001-00 Assessment- Pool Access	875.00	-	875.00	1,400.00	-	1,400.00	-
4010-00 Assessment-Insurance	2,804.35	-	2,804.35	6,473.08	-	6,473.08	-
4030-00 Late Fees	120.00	-	120.00	140.00	-	140.00	-
4080-00 Transfer Fees	200.00	-	200.00	200.00	-	200.00	-
4081-00 Clubhouse Rental Income	690.00	833.33	(143.33)	1,955.00	1,666.66	288.34	10,000.00
4510-00 Interest Income - Reserve	1,856.63	1,250.00	606.63	3,905.67	2,500.00	1,405.67	15,000.00
Total ASSESSMENT INCOME	\$44,086.36	\$39,875.00	\$4,211.36	\$88,689.23	\$79,750.00	\$8,939.23	\$478,500.00
Total OPERATING INCOME	\$44,086.36	\$39,875.00	\$4,211.36	\$88,689.23	\$79,750.00	\$8,939.23	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	1,300.00	1,300.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	2,600.00	2,600.00	-	15,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	0.73	291.67	290.94	22.67	583.34	560.67	3,500.00
5020-00 Website	230.59	216.67	(13.92)	414.00	433.34	19.34	2,600.00
5040-00 Audit/Tax / License/Permits	6,511.00	416.67	(6,094.33)	6,731.95	833.34	(5,898.61)	5,000.00
5045-00 Legal Services	-	416.67	416.67	-	833.34	833.34	5,000.00
5080-00 Security	-	125.00	125.00	-	250.00	250.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	300.00	300.00	1,800.00
Total ADMINISTRATIVE	\$8,692.32	\$3,566.68	(\$5,125.64)	\$11,068.62	\$7,133.36	(\$3,935.26)	\$42,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	4,720.83	9,466.66	4,745.83	56,800.00
5320-00 Landscape- Other	660.00	1,250.00	590.00	1,810.00	2,500.00	690.00	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	730.00	1,500.00	770.00	9,000.00
Total GROUNDS MAINTENANCE	\$5,380.83	\$6,733.33	\$1,352.50	\$7,260.83	\$13,466.66	\$6,205.83	\$80,800.00
UTILITIES							
5710-00 Electricity	981.00	1,000.00	19.00	1,762.00	2,000.00	238.00	12,000.00
5720-00 Gas	396.45	191.67	(204.78)	649.51	383.34	(266.17)	2,300.00
5750-00 Water & Sewer	49.10	83.33	34.23	91.43	166.66	75.23	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	4,600.00	4,683.34	83.34	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	240.00	283.34	43.34	1,700.00
Total UTILITIES	\$3,846.55	\$3,758.34	(\$88.21)	\$7,342.94	\$7,516.68	\$173.74	\$45,100.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	1,350.00	1,400.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	-	-	-	-	-	-	6,700.00
6055-00 Clubhouse Repairs & Maint	228.44	833.33	604.89	823.92	1,666.66	842.74	10,000.00
Total AMENITIES	\$928.44	\$1,533.33	\$604.89	\$2,173.92	\$3,066.66	\$892.74	\$25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	5,166.67	5,166.67	-	10,333.34	10,333.34	62,000.00
6510-00 Building Maintenance/Repairs	578.85	3,333.33	2,754.48	1,040.87	6,666.66	5,625.79	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	833.34	833.34	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	35.10	166.67	131.57	35.10	333.34	298.24	2,000.00
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	3,833.34	(19,166.66)	23,000.00
6641-00 Pest Contract	-	-	-	1,100.00	1,100.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$613.95	\$13,500.01	\$12,886.06	\$25,175.97	\$28,100.02	\$2,924.05	\$173,900.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	26,300.00	6,833.33	(19,466.67)	26,300.00	13,666.66	(12,633.34)	82,000.00
Total RESERVE EXPENSES	\$26,300.00	\$6,833.33	(\$19,466.67)	\$26,300.00	\$13,666.66	(\$12,633.34)	\$82,000.00
Total OPERATING EXPENSE	\$45,762.09	\$35,925.02	(\$9,837.07)	\$79,322.28	\$72,950.04	(\$6,372.24)	\$449,700.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>(\$1,675.73)</u>	<u>\$3,949.98</u>	<u>(\$5,625.71)</u>	<u>\$9,366.95</u>	<u>\$6,799.96</u>	<u>\$2,566.99</u>	<u>\$28,800.00</u>