

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$ 35,958.32	\$ 37,791.67	(\$ 1,833.35)	\$411,240.95	\$415,708.37	(\$ 4,467.42)	\$453,500.00
4001-00 Assessment- Pool Access	490.00	-	490.00	6,720.00	-	6,720.00	-
4010-00 Assessment-Insurance	6,762.49	-	6,762.49	146,642.42	-	146,642.42	-
4020-00 Special Assessment	-	-	-	397.20	-	397.20	-
4030-00 Late Fees	160.00	-	160.00	2,284.00	-	2,284.00	-
4040-00 Violation Income	-	-	-	980.00	-	980.00	-
4080-00 Transfer Fees	200.00	-	200.00	1,600.00	-	1,600.00	-
4081-00 Clubhouse Rental Income	1,470.00	833.33	636.67	11,995.00	9,166.63	2,828.37	10,000.00
4510-00 Interest Income - Reserve	1,855.67	1,250.00	605.67	21,322.86	13,750.00	7,572.86	15,000.00
Total ASSESSMENT INCOME	\$ 46,896.48	\$ 39,875.00	\$ 7,021.48	\$603,182.43	\$438,625.00	\$164,557.43	\$478,500.00
Total OPERATING INCOME	\$ 46,896.48	\$ 39,875.00	\$ 7,021.48	\$603,182.43	\$438,625.00	\$164,557.43	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	7,150.00	7,150.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	14,300.00	14,300.00	-	15,600.00
5015-00 Printing, Copies & Postage/Office Supplies	28.62	291.67	263.05	521.21	3,208.37	2,687.16	3,500.00
5020-00 Website	-	216.67	216.67	1,757.28	2,383.37	626.09	2,600.00
5040-00 Audit/Tax / License/Permits	-	416.67	416.67	6,843.52	4,583.37	(2,260.15)	5,000.00
5045-00 Legal Services	-	416.67	416.67	1,137.50	4,583.37	3,445.87	5,000.00
5051-00 Insurance - Liability	-	-	-	148,316.91	150,000.00	1,683.09	150,000.00
5080-00 Security	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	646.40	1,650.00	1,003.60	1,800.00
Total ADMINISTRATIVE	\$ 1,978.62	\$ 3,566.68	\$ 1,588.06	\$180,672.82	\$189,233.48	\$8,560.66	\$192,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	47,207.47	52,066.63	4,859.16	56,800.00
5320-00 Landscape- Other	555.00	1,250.00	695.00	6,982.72	13,750.00	6,767.28	15,000.00
5325-00 Tree Trim/Removal	208.51	750.00	541.49	2,338.51	8,250.00	5,911.49	9,000.00
Total GROUNDS MAINTENANCE	\$ 5,484.34	\$ 6,733.33	\$ 1,248.99	\$ 56,528.70	\$ 74,066.63	\$17,537.93	\$ 80,800.00
UTILITIES							
5710-00 Electricity	-	1,000.00	1,000.00	9,308.00	11,000.00	1,692.00	12,000.00
5720-00 Gas	22.32	191.67	169.35	1,679.36	2,108.37	429.01	2,300.00
5750-00 Water & Sewer	42.94	83.33	40.39	963.55	916.63	(46.92)	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	25,360.00	25,758.37	398.37	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	1,320.00	1,558.37	238.37	1,700.00
Total UTILITIES	\$ 2,485.26	\$ 3,758.34	\$ 1,273.08	\$ 38,630.91	\$ 41,341.74	\$2,710.83	\$ 45,100.00
AMENITIES							
6000-00 Pool Contract	-	700.00	700.00	7,650.00	7,700.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	-	-	-	1,380.69	6,700.00	5,319.31	6,700.00
6055-00 Clubhouse Repairs & Maint	1,729.91	833.33	(896.58)	7,980.19	9,166.63	1,186.44	10,000.00
Total AMENITIES	\$ 1,729.91	\$ 1,533.33	(\$ 196.58)	\$ 17,010.88	\$ 23,566.63	\$6,555.75	\$ 25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	5,166.67	5,166.67	29.66	56,833.37	56,803.71	62,000.00
6510-00 Building Maintenance/Repairs	11,501.06	3,333.33	(8,167.73)	31,415.31	36,666.63	5,251.32	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	31,731.00	27,500.00	(4,231.00)	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	-	166.67	166.67	140.45	1,833.37	1,692.92	2,000.00
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	21,083.37	(1,916.63)	23,000.00
6641-00 Pest Contract	-	-	-	4,400.00	4,400.00	-	4,400.00
Total REPAIRS & MAINTENANCE	\$ 11,501.06	\$ 13,500.01	\$ 1,998.95	\$ 90,716.42	\$152,900.11	\$62,183.69	\$173,900.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	-	-	81,843.00	82,000.00	157.00	82,000.00
Total RESERVE EXPENSES	\$ -	\$ -	\$ -	\$ 81,843.00	\$ 82,000.00	\$157.00	\$ 82,000.00
Total OPERATING EXPENSE	\$ 23,179.19	\$ 29,091.69	\$ 5,912.50	\$465,402.73	\$563,108.59	\$ 97,705.86	\$599,700.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>\$23,717.29</u>	<u>\$10,783.31</u>	<u>\$12,933.98</u>	<u>\$137,779.70</u>	<u>(\$124,483.59)</u>	<u>\$262,263.29</u>	<u>(\$121,200.00)</u>

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$125,722.20	
10-1002-00	Pinnacle - Reserve 9533	430,027.35	
10-1007-00	Pinnacle - 9525	289,632.97	
Total CASH - OPERATING:			<u>\$845,382.52</u>

Total Assets:

\$845,382.52

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)	
20-2100-00	Prepaid Assessments	17,495.45	
Total CURRENT LIABILITIES:			<u>\$17,014.18</u>

EQUITY

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

Net Income Gain / Loss	137,779.70	
	<u>\$137,779.70</u>	

Total Liabilities & Equity:

\$845,382.52