

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$51,430.76
10-1002-00	Pinnacle - Reserve 9533	244,989.86
10-1007-00	Pinnacle - 9525	281,635.34

Total CASH - OPERATING: \$578,055.96

Total Assets: \$578,055.96

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,300.00
20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	21,304.13

Total CURRENT LIABILITIES: \$23,122.86

EQUITY

30-3100-00	Retained Earnings	431,809.45
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Total EQUITY: \$431,809.45

Net Income Gain / Loss 123,123.65 \$123,123.65

Total Liabilities & Equity: \$578,055.96

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$37,453.95	\$37,791.67	(\$337.72)	\$150,860.85	\$151,166.68	(\$305.83)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	2,100.00	-	2,100.00	-
4020-00 Special Assessment	5,488.80	12,775.00	(7,286.20)	122,090.15	51,100.00	70,990.15	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	3,500.00	(3,500.00)	10,500.00
4030-00 Late Fees	100.00	-	100.00	462.52	-	462.52	-
4080-00 Transfer Fees	-	-	-	800.00	-	800.00	-
4081-00 Clubhouse Rental Income	430.00	833.33	(403.33)	2,235.00	3,333.32	(1,098.32)	10,000.00
4510-00 Interest Income - Reserve	2,048.01	-	2,048.01	7,855.12	-	7,855.12	-
Total ASSESSMENT INCOME	\$46,045.76	\$52,275.00	(\$6,229.24)	\$286,403.64	\$209,100.00	\$77,303.64	\$627,300.00
Total OPERATING INCOME	\$46,045.76	\$52,275.00	(\$6,229.24)	\$286,403.64	\$209,100.00	\$77,303.64	\$627,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	2,600.00	2,800.00	200.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	4,800.00	4,800.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	259.95	291.67	31.72	528.81	1,166.68	637.87	3,500.00
5020-00 Website	287.51	191.67	(95.84)	866.02	766.68	(99.34)	2,300.00
5040-00 Audit/Tax / License/Permits	3,522.00	133.33	(3,388.67)	3,862.17	533.32	(3,328.85)	1,600.00
5045-00 Legal Services	-	416.67	416.67	290.00	1,666.68	1,376.68	5,000.00
5080-00 Security	-	125.00	125.00	-	500.00	500.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	600.00	600.00	1,800.00
Total ADMINISTRATIVE	\$5,919.46	\$3,208.34	(\$2,711.12)	\$12,947.00	\$12,833.36	(\$113.64)	\$38,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	14,162.49	18,933.32	4,770.83	56,800.00
5320-00 Landscape- Other	160.00	1,250.00	1,090.00	1,680.00	5,000.00	3,320.00	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	3,000.00	2,100.00	9,000.00
Total GROUNDS MAINTENANCE	\$4,880.83	\$6,733.33	\$1,852.50	\$16,742.49	\$26,933.32	\$10,190.83	\$80,800.00
UTILITIES							
5710-00 Electricity	731.00	1,000.00	269.00	3,202.00	4,000.00	798.00	12,000.00
5720-00 Gas	294.15	166.67	(127.48)	1,338.03	666.68	(671.35)	2,000.00
5750-00 Water & Sewer	28.92	83.33	54.41	148.16	333.32	185.16	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	9,200.00	9,266.68	66.68	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	480.00	666.68	186.68	2,000.00
Total UTILITIES	\$3,474.07	\$3,733.34	\$259.27	\$14,368.19	\$14,933.36	\$565.17	\$44,800.00
AMENITIES							
6000-00 Pool Contract	600.00	650.00	50.00	2,400.00	2,600.00	200.00	7,800.00
6005-00 Pool Supplies	410.40	558.33	147.93	725.30	2,233.32	1,508.02	6,700.00
6010-00 Pool Repairs & Maint	609.00	-	(609.00)	609.00	-	(609.00)	-
6055-00 Clubhouse Repairs & Maint	193.00	833.33	640.33	1,331.34	3,333.32	2,001.98	10,000.00
Total AMENITIES	\$1,812.40	\$2,041.66	\$229.26	\$5,065.64	\$8,166.64	\$3,101.00	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	3,333.33	3,333.33	-	13,333.32	13,333.32	40,000.00
6510-00 Building Maintenance/Repairs	5,185.00	5,166.67	(18.33)	9,253.67	20,666.68	11,413.01	62,000.00
6521-00 Roof Repairs	659.69	416.67	(243.02)	659.69	1,666.68	1,006.99	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	10,000.00	10,000.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	2,500.00	2,500.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	666.68	666.68	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	1,533.32	(3,026.68)	4,600.00
6641-00 Pest Contract	-	366.67	366.67	2,012.00	1,466.68	(545.32)	4,400.00
Total REPAIRS & MAINTENANCE	\$5,844.69	\$12,958.34	\$7,113.65	\$16,485.36	\$51,833.36	\$35,348.00	\$155,500.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	66,321.31	7,916.67	(58,404.64)	97,671.31	31,666.68	(66,004.63)	95,000.00
Total RESERVE EXPENSES	\$66,321.31	\$7,916.67	(\$58,404.64)	\$97,671.31	\$31,666.68	(\$66,004.63)	\$95,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$88,252.76	\$36,591.68	(\$51,661.08)	\$163,279.99	\$146,366.72	(\$16,913.27)	\$439,100.00
Net Income:	<u>(\$42,207.00)</u>	<u>\$15,683.32</u>	<u>(\$57,890.32)</u>	<u>\$123,123.65</u>	<u>\$62,733.28</u>	<u>\$60,390.37</u>	<u>\$188,200.00</u>