

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$74,407.31
10-1002-00	Pinnacle - Reserve 9533	248,934.97
10-1007-00	Pinnacle - 9525	286,170.56

Total CASH - OPERATING: \$609,512.84

Total Assets: \$609,512.84

Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
20-2100-00	Prepaid Assessments	17,013.98

Total CURRENT LIABILITIES: \$16,532.71

EQUITY

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

Net Income Gain / Loss 158,870.68
\$158,870.68

Total Liabilities & Equity: \$609,512.84

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$37,556.74	\$37,791.67	(\$234.93)	\$299,527.94	\$302,333.36	(\$2,805.42)	\$453,500.00
4001-00 Assessment- Pool Access	525.00	-	525.00	4,200.00	-	4,200.00	-
4010-00 Assessment-Insurance	110,387.47	-	110,387.47	114,750.15	-	114,750.15	-
4020-00 Special Assessment	986.00	12,775.00	(11,789.00)	133,809.49	102,200.00	31,609.49	153,300.00
4025-00 MISC Income	-	875.00	(875.00)	-	7,000.00	(7,000.00)	10,500.00
4030-00 Late Fees	120.00	-	120.00	957.52	-	957.52	-
4080-00 Transfer Fees	400.00	-	400.00	2,000.00	-	2,000.00	-
4081-00 Clubhouse Rental Income	1,680.00	833.33	846.67	7,710.00	6,666.64	1,043.36	10,000.00
4510-00 Interest Income - Reserve	2,150.07	-	2,150.07	16,335.45	-	16,335.45	-
Total ASSESSMENT INCOME	\$153,805.28	\$52,275.00	\$101,530.28	\$579,290.55	\$418,200.00	\$161,090.55	\$627,300.00
Total OPERATING INCOME	\$153,805.28	\$52,275.00	\$101,530.28	\$579,290.55	\$418,200.00	\$161,090.55	\$627,300.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	700.00	50.00	5,200.00	5,600.00	400.00	8,400.00
5005-00 Contract Property Manager	1,200.00	1,200.00	-	9,600.00	9,600.00	-	14,400.00
5015-00 Printing, Copies & Postage/ Office Supplies	50.00	291.67	241.67	1,462.53	2,333.36	870.83	3,500.00
5020-00 Website	119.63	191.67	72.04	1,465.26	1,533.36	68.10	2,300.00
5040-00 Audit/Tax / License/Permits	-	133.33	133.33	3,862.17	1,066.64	(2,795.53)	1,600.00
5045-00 Legal Services	-	416.67	416.67	355.00	3,333.36	2,978.36	5,000.00
5051-00 Insurance - Liability	162,416.60	-	(162,416.60)	162,500.29	-	(162,500.29)	-
5080-00 Security	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
Total ADMINISTRATIVE	\$164,436.23	\$3,208.34	(\$161,227.89)	\$184,445.25	\$25,666.72	(\$158,778.53)	\$38,500.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	33,045.81	37,866.64	4,820.83	56,800.00
5320-00 Landscape- Other	7,000.00	1,250.00	(5,750.00)	9,205.00	10,000.00	795.00	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	900.00	6,000.00	5,100.00	9,000.00
Total GROUNDS MAINTENANCE	\$11,720.83	\$6,733.33	(\$4,987.50)	\$43,150.81	\$53,866.64	\$10,715.83	\$80,800.00
UTILITIES							
5710-00 Electricity	998.00	1,000.00	2.00	6,904.00	8,000.00	1,096.00	12,000.00
5720-00 Gas	23.31	166.67	143.36	1,608.16	1,333.36	(274.80)	2,000.00
5750-00 Water & Sewer	42.66	83.33	40.67	305.92	666.64	360.72	1,000.00
5760-00 Trash	2,300.00	2,316.67	16.67	18,400.00	18,533.36	133.36	27,800.00
5770-00 Telephone/Wifi	120.00	166.67	46.67	960.00	1,333.36	373.36	2,000.00
Total UTILITIES	\$3,483.97	\$3,733.34	\$249.37	\$28,178.08	\$29,866.72	\$1,688.64	\$44,800.00
AMENITIES							
6000-00 Pool Contract	650.00	650.00	-	5,150.00	5,200.00	50.00	7,800.00
6010-00 Pool Repairs & Maint	437.08	558.33	121.25	5,151.69	4,466.64	(685.05)	6,700.00
6055-00 Clubhouse Repairs & Maint	400.00	833.33	433.33	4,064.82	6,666.64	2,601.82	10,000.00
Total AMENITIES	\$1,487.08	\$2,041.66	\$554.58	\$14,366.51	\$16,333.28	\$1,966.77	\$24,500.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	20,772.83	3,333.33	(17,439.50)	21,668.45	26,666.64	4,998.19	40,000.00
6510-00 Building Maintenance/Repairs	1,523.62	5,166.67	3,643.05	21,507.77	41,333.36	19,825.59	62,000.00
6521-00 Roof Repairs	-	416.67	416.67	659.69	3,333.36	2,673.67	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	20,000.00	20,000.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	625.00	625.00	-	5,000.00	5,000.00	7,500.00
6586-00 Misc Expense	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6640-00 Termite Contract	-	383.33	383.33	4,560.00	3,066.64	(1,493.36)	4,600.00
6641-00 Pest Contract	-	366.67	366.67	4,212.00	2,933.36	(1,278.64)	4,400.00
Total REPAIRS & MAINTENANCE	\$22,296.45	\$12,958.34	(\$9,338.11)	\$52,607.91	\$103,666.72	\$51,058.81	\$155,500.00
RESERVE EXPENSES							
8505-00 Capital Expense- Roof Replacement	-	7,916.67	7,916.67	97,671.31	63,333.36	(34,337.95)	95,000.00
Total RESERVE EXPENSES	\$-	\$7,916.67	\$7,916.67	\$97,671.31	\$63,333.36	(\$34,337.95)	\$95,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$203,424.56	\$36,591.68	(\$166,832.88)	\$420,419.87	\$292,733.44	(\$127,686.43)	\$439,100.00
Net Income:	<u>(\$49,619.28)</u>	<u>\$15,683.32</u>	<u>(\$65,302.60)</u>	<u>\$158,870.68</u>	<u>\$125,466.56</u>	<u>\$33,404.12</u>	<u>\$188,200.00</u>