

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$ 39,085.00	\$ 41,040.00	(\$ 1,955.00)	\$200,445.52	\$205,200.00	(\$ 4,754.48)	\$492,480.00
4001-00 Assessment- Pool Access	970.00	640.00	330.00	3,350.00	3,200.00	150.00	7,680.00
4010-00 Assessment-Insurance	93.80	-	93.80	4,679.76	-	4,679.76	-
4030-00 Late Fees	140.00	-	140.00	570.00	-	570.00	-
4080-00 Transfer Fees	200.00	-	200.00	400.00	-	400.00	-
4081-00 Clubhouse Rental Income	885.00	833.33	51.67	3,190.00	4,166.65	(976.65)	10,000.00
Total ASSESSMENT INCOME	\$ 41,373.80	\$ 42,513.33	(\$ 1,139.53)	\$212,635.28	\$212,566.65	\$68.63	\$510,160.00
Total OPERATING INCOME	\$ 41,373.80	\$ 42,513.33	(\$ 1,139.53)	\$212,635.28	\$212,566.65	\$ 68.63	\$510,160.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	675.00	25.00	3,250.00	3,375.00	125.00	8,100.00
5005-00 Contract Property Manager	1,383.33	1,383.33	-	6,916.65	6,916.65	-	16,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	167.66	291.67	124.01	470.47	1,458.35	987.88	3,500.00
5020-00 Website	130.60	216.67	86.07	1,109.54	1,083.35	(26.19)	2,600.00
5040-00 Audit/Tax / License/Permits	-	625.00	625.00	4,944.49	3,125.00	(1,819.49)	7,500.00
5045-00 Legal Services	-	416.67	416.67	487.50	2,083.35	1,595.85	5,000.00
5080-00 Security	-	125.00	125.00	-	625.00	625.00	1,500.00
5090-00 MISC- Admin	-	166.67	166.67	-	833.35	833.35	2,000.00
Total ADMINISTRATIVE	\$ 2,331.59	\$ 3,900.01	\$ 1,568.42	\$ 17,178.65	\$ 19,500.05	\$2,321.40	\$ 46,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,862.46	4,975.00	112.54	19,449.84	24,875.00	5,425.16	59,700.00
5320-00 Landscape- Other	32.73	1,250.00	1,217.27	3,404.65	6,250.00	2,845.35	15,000.00
5325-00 Tree Trim/Removal	-	833.33	833.33	9,440.00	4,166.65	(5,273.35)	10,000.00
Total GROUNDS MAINTENANCE	\$ 4,895.19	\$ 7,058.33	\$ 2,163.14	\$ 32,294.49	\$ 35,291.65	\$2,997.16	\$ 84,700.00
UTILITIES							
5710-00 Electricity	891.00	1,050.00	159.00	3,461.00	5,250.00	1,789.00	12,600.00
5720-00 Gas	115.74	200.00	84.26	1,714.90	1,000.00	(714.90)	2,400.00
5750-00 Water & Sewer	57.28	91.67	34.39	678.46	458.35	(220.11)	1,100.00
5760-00 Trash	2,300.00	2,341.67	41.67	13,800.00	11,708.35	(2,091.65)	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	600.00	708.35	108.35	1,700.00
Total UTILITIES	\$ 3,484.02	\$ 3,825.01	\$ 340.99	\$ 20,254.36	\$ 19,125.05	(\$1,129.31)	\$ 45,900.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	3,500.00	3,500.00	-	8,400.00
6010-00 Pool Repairs & Maint	160.00	558.33	398.33	1,545.00	2,791.65	1,246.65	6,700.00
6055-00 Clubhouse Repairs & Maint	204.04	833.33	629.29	2,095.97	4,166.65	2,070.68	10,000.00
Total AMENITIES	\$ 1,064.04	\$ 2,091.66	\$ 1,027.62	\$ 7,140.97	\$ 10,458.30	\$3,317.33	\$ 25,100.00
REPAIRS & MAINTENANCE							
6510-00 Building Maintenance/Repairs	250.00	3,166.67	2,916.67	11,289.16	15,833.35	4,544.19	38,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	-	12,500.00	12,500.00	30,000.00
6525-00 Gutter Maint/Cleaning	-	658.33	658.33	-	3,291.65	3,291.65	7,900.00
6550-00 Sidewalk Repairs	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
6586-00 Misc Expense	49.38	166.67	117.29	49.38	833.35	783.97	2,000.00
6640-00 Termite Contract	-	-	-	6,800.00	6,800.00	-	6,800.00
6641-00 Pest Contract	-	-	-	2,231.00	2,200.00	(31.00)	4,400.00
Total REPAIRS & MAINTENANCE	\$ 299.38	\$ 7,241.67	\$ 6,942.29	\$ 20,369.54	\$ 45,208.35	\$24,838.81	\$ 98,100.00
RESERVE EXPENSES							
8500-00 Reserve - General	833.33	833.33	-	4,166.65	4,166.65	-	10,000.00
8505-00 Reserve - Roof Replacement	6,675.08	6,675.08	-	33,375.40	33,375.40	-	80,101.00
8510-00 Reserve - Building Refurbish	8,277.58	8,277.58	-	41,387.90	41,387.90	-	99,331.00
8515-00 Reserve - Pool	380.92	380.92	-	1,904.60	1,904.60	-	4,571.00
8520-00 Reserve - Street	744.50	744.50	-	3,722.50	3,722.50	-	8,934.00
8535-00 Reserve - Clubhouse	416.67	416.67	-	2,083.35	2,083.35	-	5,000.00
8540-00 Reserve - Termite	321.42	321.42	-	1,607.10	1,607.10	-	3,857.00
Total RESERVE EXPENSES	\$ 17,649.50	\$ 17,649.50	\$ -	\$ 88,247.50	\$ 88,247.50	\$0.00	\$211,794.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$29,723.72	\$41,766.18	\$12,042.46	\$185,485.51	\$217,830.90	\$32,345.39	\$512,394.00
Net Income:	<u>\$11,650.08</u>	<u>\$747.15</u>	<u>\$10,902.93</u>	<u>\$27,149.77</u>	<u>(\$5,264.25)</u>	<u>\$32,414.02</u>	<u>(\$2,234.00)</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
ASSESSMENT INCOME							
4510-00 Interest Income - Reserve	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00
Total ASSESSMENT INCOME	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00
Total RESERVE INCOME	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00
Net Reserve:	\$2,071.12	\$1,250.00	\$821.12	\$9,815.96	\$6,250.00	\$3,565.96	\$15,000.00

Assets

CASH - OPERATING

10-1001-00	Pinnacle - Operating 9517	\$53,075.51
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10-1099-00	Due To/From Operating	85,750.00
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Total CASH - OPERATING:		<u>\$138,825.51</u>
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Total Assets:		<u>\$138,825.51</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2050-00	Clearing Acct	(481.27)
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20-2100-00	Prepaid Assessments	24,343.78
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Total CURRENT LIABILITIES:		<u>\$23,862.51</u>
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EQUITY

30-3100-00	Retained Earnings-Operating	87,813.23
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Total EQUITY:		<u>\$87,813.23</u>
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Net Income Gain / Loss	<u>27,149.77</u>	<u>\$27,149.77</u>
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Total Liabilities & Equity:		<u>\$138,825.51</u>
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