

Pinnacle Homeowners Association, Inc.						
3 YEAR COMPARISON						
			Pinnacle 2008 Actual Jan-Dec	Pinnacle 2009 Budget Jan-Dec	Pinnacle 2009 Actual Jan-Dec	Pinnacle 2010 Budget Jan-Dec
				1030		875
Income				\$70.00		\$70.00
Association Dues			67,514.00	72,100.00	65,575.00	61,250.00
Prior Years			553.00	500.00	3,506.00	1,400.00
Finance Charges			593.00	175.00	5,317.00	200.00
Fine Income			665.00	0.00	4,155.00	4,200.00
Late Fees			3,124.00	2,000.00	3,059.00	5,200.00
Reimbursed Expense			2,500.00	250.00	4,400.00	4,400.00
Service Charge			207.00	75.00	253.00	250.00
Legal Fees					5,170.00	
(Haymaker) Transfer 2006 HOA Excess Funds				0.00	0.00	0.00
Interest Income			709.00	1,000.00	151.00	175.00
Total Income			75,865.00	76,100.00	91,586.00	77,075.00
Expenses						
Advertising			132.00	200.00		200.00
Administrative Postage / Copies			3,373.00	3,000.00	585.00	700.00
Bank Service Charges			64.00	35.00		35.00
Mowing/Bush Hogging (Klausing Contract)			10,484.00	27,000.00	10,728.00	27,000.00
Landscape Maintenance			12,580.00	0.00	11,350.00	
Landscape Other			0.00	0.00	930.00	
Trash Removal			0.00	0.00		
Management Fee			12,375.00	17,000.00	11,250.00	17,000.00
Utilities			2,702.00	1,250.00	1,574.00	2,000.00
Office Supplies			720.00	1,000.00	118.00	200.00
Holiday Entry/Clubhouse Decorations			0.00	1,000.00		1,000.00
Property Insurance & D&O Insurance			173.00	2,500.00	2,339.00	2,339.00
Web Site Expense			120.00	800.00	540.00	800.00
Postage and Delivery			98.00	150.00	53.00	150.00
Printing and Reproduction (Newsletter)			697.00	1,000.00	645.00	1,000.00
Professional Fees			3,075.00	4,000.00	4,800.00	5,000.00
Filing Fees (liens)			3,750.00	4,000.00	2,625.00	4,000.00
Repairs and Maintenance			2,958.00	3,000.00	825.00	3,000.00
Other Tax & Licenses			488.00	500.00	1,138.00	2,000.00
Social Event Expenses			1,061.00	3,000.00		1,500.00
Miscellaneous			1,500.00	0.00	45.00	50.00
Capital Reserve			0.00	0.00		
Pinnacle HOA Message Signs Project			0.00	4,000.00		4,000.00
Total Expenses			56,350.00	73,435.00	49,545.00	71,974.00
Excess (Deficiency) of Operating Revenue			19,515.00	2,665.00	42,041.00	5,101.00
Minus Expenses						