

Pinnacle Homeowners Association, Inc.							
Annual 2010 Budget							
				2009	2009	PHOA POOL	PHOA POOL
				Budget	Actual	2010	2010
				Jan-Dec	Jan-Oct	BUDGET	ACUTAL
						Jan-Dec	
				1030	1030	875	875
Income				\$390.00	\$390.00	\$280.00	
Pool Clubhouse Dues				401,700.00	340,271.00	245,000.00	
Clubhouse Rentals/Guest fees/Vending Machines				1,000.00	2,858.00	2,500.00	
Finance Charges				0.00		1,100.00	
Fine Income				0.00		0.00	
Late Fees				0.00		2,000.00	
Reimbursed Expense				250.00	0.00	0.00	
Service Charge				200.00	0.00	0.00	
Interest Income				1,875.00	994.00	900.00	
Lexington Dolphins Lease Income				12,000.00	9,000.00	12,000.00	
Total Income				417,025.00	353,123.00	263,500.00	
Expenses							
Bank Service Charges				0.00	95.00		
Operations Management Fee - Maggard Properties				11,400.00	9,500.00	22,500.00	
Pool Management Fee - Lexington Pools				54,000.00	48,830.00	54,000.00	
Lifeguard					3,566.00	5,000.00	
Pool Chemicals				6,000.00	6,318.00	7,000.00	
Mowing/Bush Hogging (Klausung Contract)				9,450.00	7,875.00	9,000.00	
Property Taxes				6,700.00	6,976.00	7,000.00	
Interest - Mortgage				16,500.00	6,590.00		
Dumpster				600.00	485.00	600.00	
Clubhouse Decorations				1,000.00		1,000.00	
Property Insurance & D&O Insurance				16,441.00	12,460.00	13,000.00	
Postage and Delivery				800.00	1,009.00	1,500.00	
Professional Fees				0.00		0.00	
Pool / Clubhouse Furniture & Fixtures Expense				3,500.00	6,740.00	0.00	
Pool Storage				1,260.00	1,575.00	1,575.00	
Repairs and Maintenance				7,000.00	10,957.00	85,015.00	
Supplies					3,587.00		
Other Tax & Licenses				0.00		1,500.00	
Utilities				9,000.00	14,030.00	14,000.00	
Miscellaneous-Lien Fees-etc				0.00	4,666.00	1,000.00	
Capital Reserve				0.00		0.00	
Total Expenses				143,651.00	145,259.00	223,690.00	
Excess (Deficiency) of Operating Revenue				273,374.00	207,864.00	39,810.00	
Minus Expenses							