

Pinnacle Homeowners Association, Inc.									
Annual 2009 Budget									
		Haymaker 2006 Budget	Haymaker 2,006 Actual	Pinnacle 2007 Budget	Pinnacle 2007 Actual	Pinnacle 2008 Budget	Pinnacle 2008 Actual	Pinnacle 2009 Budget	Pinnacle 2009 Actual
		Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec
		Residents		Residents		Residents	As of 11/13	Residents	
		976		1000		1016		1030	
		\$70.00		\$70.00		\$70.00		\$70.00	
Income									
Association Dues		68,320.00	67,746.03	70,000.00	67,022.64	71,120.00	67,514.00	72,100.00	
Prior Years		0.00	0.00	0.00	218.47	250.00	553.00	500.00	
Finance Charges		0.00	296.21	0.00	93.80	125.00	593.00	175.00	
Fine Income		0.00	0.00	0.00	525.00	750.00	665.00	0.00	
Late Fees		0.00	2,719.00	0.00	2,503.45	1,000.00	3,124.00	2,000.00	
Reimbursed Expense		0.00	840.00	0.00	750.00	250.00	2,500.00	250.00	
Service Charge		0.00	0.00	0.00	194.10	200.00	207.00	75.00	
(Haymaker) Transfer 2006 HOA Excess Funds				0.00	37,798.74	0.00		0.00	
Interest Income							709.00	1,000.00	
Total Income		68,320.00	71,601.24	70,000.00	109,106.20	73,695.00	75,865.00	76,100.00	
Expenses									
Advertising						0.00	132.00	200.00	
Administrative Postage / Copies		0.00	0.00	0.00	387.83	500.00	3,373.00	3,000.00	
Bank Service Charges		0.00	0.00	0.00	59.75	100.00	64.00	35.00	
Mowing/Bush Hogging (Klausung Contract)		26,800.00	28,803.76	27,000.00	23,459.50	27,000.00	10,484.00	27,000.00	
Landscape Maintenance		1,000.00	0.00	750.00	9,934.50	0.00	12,580.00	0.00	
Landscape Other		0.00	0.00	0.00	22.50	0.00	0.00	0.00	
Trash Removal		5,200.00	3,987.53	4,000.00	0.00	0.00	0.00	0.00	
Management Fee		15,000.00	8,325.00	17,000.00	15,875.00	17,000.00	12,375.00	17,000.00	
Utilities		1,000.00	1,353.61	1,400.00	1,085.50	1,400.00	2,702.00	1,250.00	
Office Supplies		0.00	2,021.96	1,750.00	1,382.05	1,800.00	720.00	1,000.00	
Holiday Entry/Clubhouse Decorations		2,000.00	780.22	750.00	0.00	1,000.00	0.00	1,000.00	
Property Insurance & D&O Insurance		1,800.00	5,832.01	4,000.00	1,887.00	3,500.00	173.00	2,500.00	
Web Site Expense		500.00	410.49	500.00	305.49	600.00	120.00	800.00	
Postage and Delivery		0.00	0.00	0.00	2,169.28	2,500.00	98.00	150.00	
Printing and Reproduction (Newsletter)		1,600.00	1,597.53	1,800.00	377.36	2,000.00	697.00	1,000.00	
Professional Fees		9,000.00	11,027.90	9,000.00	3,804.50	5,000.00	3,075.00	4,000.00	
Filing Fees (liens)							3,750.00	4,000.00	
Repairs and Maintenance		0.00	0.00	0.00	1,092.70	1,500.00	2,958.00	3,000.00	
Other Tax & Licenses		0.00	4.00	0.00	359.00	400.00	488.00	500.00	
Social Event Expenses		0.00	0.00	250.00	0.00	3,000.00	1,061.00	3,000.00	
Miscellaneous		1,000.00	442.02	500.00	0.00	0.00	1,500.00	0.00	
Capital Reserve		3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pinnacle HOA Message Signs Project		0.00	0.00	1,000.00	0.00	4,000.00	0.00	4,000.00	
Total Expenses		67,900.00	64,586.03	69,700.00	62,201.96	71,300.00	56,350.00	73,435.00	
Excess (Deficiency) of Operating Revenue		420.00	7,015.21	300.00	46,904.24	2,395.00	19,515.00	2,665.00	