

Pinnacle Homeowners Association, Inc Annual 2008 Budget					
				Pinnacle 2009 Budget Jan-Dec 1030 Resident	Pinnacle 2009 Actual Jan-Dec 1030 Residents
Income					
Pool Clubhouse Dues				401,700.00	0.00
Prior Years				25,000.00	0.00
Clubhouse Rentals				1,000.00	0.00
Finance Charges				125.00	0.00
Fine Income				750.00	0.00
Late Fees				1,000.00	0.00
Reimbursed Expense				250.00	0.00
Service Charge				200.00	0.00
Lexington Dolphins Lease Income				12,000.00	0.00
Total Income				442,025.00	0.00
Expenses					
Operations Management Fee - Maggard Properties				11,400.00	0.00
Pool Management Fee - Lexington Pools				54,000.00	0.00
Pool Chemicals				2,000.00	0.00
Interest Expense - Mortgage				16,500.00	0.00
Mowing/Bush Hogging (Klausung Contract)				9,450.00	0.00
Landscape Maintenance				0.00	0.00
Landscape Other				0.00	0.00
Property Taxes				6,700.00	0.00
Dumpster				600.00	0.00
Management Fee				0.00	0.00
Utilities				9,000.00	0.00
Office Supplies				0.00	0.00
Clubhouse Decorations				1,000.00	0.00
Property Insurance & D&O Insurance				16,441.00	0.00
Postage and Delivery				0.00	0.00
Professional Fees				0.00	0.00
Pool / Clubhouse Furniture & Fixtures Expense				3,500.00	
Pool Storage				1,260.00	0.00
Repairs and Maintenance				7,000.00	0.00
Other Tax & Licenses				800.00	0.00
Miscellaneous				0.00	0.00
Capital Reserve				0.00	0.00
Total Expenses				139,651.00	0.00
Excess (Deficiency) of Operating Revenue				302,374.00	0.00
Minus Expenses					
Loan to purchase clubhouse		Balance as 1/1/09		211,185	0
BB&T Note					
Net Balance after expenses				91,189	0