

**Pinnacle Homeowners Association, Inc.**  
**Maintenance**  
**2006 Operating Budget**

	<u>Aug</u> <u>2005</u>	<u>2005</u> <u>Remaining</u>	<u>2005</u> <u>Estimated</u>	<u>2005</u> <u>Budget</u>	<u>2006</u> <u>Budget</u>
Estimated Number of Residents/Lots Sold				949	976
Annual Maintenance Assessments				65	70
<b>Income</b>					
Membership Dues - Maintenance	60,795	711 *	61,506	61,698	68,320
Late Fees	2,005	0	2,005		
Interest Income	158	0	158		
<b>Expenses</b>					
Mowing / Entry Maintenance	15,691	7,200	22,891	26,000	26,800
Plantings/Landscaping	0	0	0	1,000	1,000
Street Sign Maintenance	0	0	0	1,000	1,000
Trash Removal	2,236	1,500	3,736	5,200	5,200
Management Fee	4,000	2,000	6,000	6,000	15,000
Utilities	447	400	847	1,000	1,000
Holiday Entry Decorations	0	1,000	1,000	2,000	2,000
Property Insurance & D&O Insurance	0	1,700	1,700	1,800	1,800
Accounting & Legal Fees	6,397	2,300	8,697	8,700	9,000
Web Site Expense	340	120	460	500	500
Newsletter	1,479	500	1,979	0	1,600
Miscellaneous	-8	1,000	992	1,000	1,000
Capital Reserve	0	3,000	3,000	3,000	3,000
Total Expenses	30,582	20,720	51,302	57,200	68,900
<b>Excess (Deficiency) of Operating Revenue Over Expenses</b>	32,376	-20,009	12,367	4,498	-580
<b>Projected (Deficiency) Balance @ 12/31/05</b>					32,866
<b>Projected Excess @ 12/31/06</b>					32,286
<b>Reserves / Capital / Repairs (projected 12/31/05)</b>					8,975

\* Represents 100% of unpaid assessments from association inception. We are in the process of placing liens on these properties.