

PINNACLE MUSEUM TOWER ASSOC.

BUDGET COMPARISON REPORT

March 31, 2006

Unaudited

Current	Budget	Variance	Year To Date	Budget [YTD]	Variance [YTD]	Annual
REVENUE						
159,769.40	123,539.80	36,229.60	465,069.40	370,619.40	94,450.00	1,482,477.60
388.50	0.00	388.50	388.50	0.00	388.50	388.50
43.80	0.00	43.80	71.51	0.00	71.51	71.51
41.50	0.00	41.50	104.33	0.00	104.33	104.33
198.60	0.00	198.60	348.60	0.00	348.60	348.60
18.00	0.00	18.00	18.00	0.00	18.00	18.00
2,305.00	0.00	2,305.00	5,665.00	0.00	5,665.00	5,665.00
35.00	0.00	35.00	353.00	0.00	353.00	353.00
162,799.80	123,539.80	39,260.00	472,018.34	370,619.40	101,398.94	1,482,477.60
EXPENSES						
UTILITIES						
27,138.51	24,667.00	(2,471.51)	70,133.93	74,001.00	3,867.07	296,000.00
4,984.91	11,615.00	6,630.09	12,099.21	34,845.00	22,745.79	139,380.00
5,168.03	9,858.00	4,689.97	15,572.40	29,574.00	14,001.60	118,296.00
594.88	65.00	(529.88)	1,192.30	195.00	(997.30)	7
0.00	0.00	0.00	286.68	0.00	(286.68)	0
37,886.33	46,205.00	8,318.67	99,284.52	138,615.00	39,330.48	554,456.00
LAND MAINTENANCE						
394.00	800.00	406.00	1,379.00	2,400.00	1,021.00	9,600.00
0.00	200.00	200.00	0.00	600.00	600.00	2,400.00
394.00	1,000.00	606.00	1,379.00	3,000.00	1,621.00	12,000.00
POOL MAINTENANCE						
577.15	0.00	(577.15)	947.84	0.00	(947.84)	0.00

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0.00	750.00	750.00	63315-CONTRACT POOL & SPA SERVICES	0.00	2,250.00	2,250.00	9,000.00
577.15	750.00	172.85	TOTAL POOL MAINTENANCE	947.84	2,250.00	1,302.16	9,000.00
AMENITY EXPENSES							
0.00	0.00	0.00	63525-GUEST SUITE EXPENSES	2,426.98	0.00	(2,426.98)	0.00
0.00	0.00	0.00	TOTAL AMENITY EXPENSES	2,426.98	0.00	(2,426.98)	0.00
BUILDING MAINTENANCE							
512.99	750.00	237.01	64210-CUSTODIAL SUPPLIES	1,410.55	2,250.00	839.45	9,000.00
6,245.50	8,200.00	1,954.50	64215-BUILDING MAINTENANCE CONTRACT	23,934.00	24,600.00	666.00	98,400.00
11,157.75	0.00	(11,157.75)	64220-JANITORIAL SERVICE	44,750.75	0.00	(44,750.75)	0.00
49.50	1,667.00	1,617.50	64310-ELEVATORS	49.50	5,001.00	4,951.50	20,000.00
0.00	6,700.00	6,700.00	64315-EQUIPMENT MAINT. & INSPECTIONS	0.00	20,100.00	20,100.00	80,400.00
0.00	700.00	700.00	64410-PARKING AREAS - SWEEPING	0.00	2,100.00	2,100.00	8,400.00
0.00	3,333.00	3,333.00	64510-WINDOW WASHING - QUARTERLY	0.00	10,000.00	10,000.00	40,000.00
17,965.74	21,350.00	3,384.26	TOTAL BUILDING MAINTENANCE	70,144.80	64,051.00	(6,093.80)	256,200.00
OTHER AREAS - GROUNDS							
0.00	125.00	125.00	66210-COMMON AREA INSPECTIONS	0.00	375.00	375.00	1,500.00
956.17	250.00	(706.17)	66310-MAINTENANCE SUPPLIES	2,209.39	750.00	(1,459.39)	3,000.00
755.64	573.00	(182.64)	66315-REPAIR & MAINTENANCE	935.34	1,719.00	783.66	6,876.00
269.00	382.00	113.00	66410-PEST CONTROL	538.00	1,146.00	608.00	4,584.00
2,035.02	1,430.00	(605.02)	66420-TRASH REMOVAL	5,534.29	4,290.00	(1,244.29)	17,160.00
0.00	215.00	215.00	66450-WATER SOFTENER	1,565.40	645.00	(920.40)	2,580.00
4,015.83	2,975.00	(1,040.83)	TOTAL OTHER AREAS - GROUNDS	10,782.42	8,925.00	(1,857.42)	35,700.00
ACCESS CONTROL							
0.00	160.00	160.00	70110-MOTORIZED GATES	0.00	480.00	480.00	1,920.00

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0.00	45.00	45.00	70115-INTERCOM ENTRY	0.00	135.00	135.00	540.00
0.00	205.00	205.00	TOTAL ACCESS CONTROL	0.00	615.00	615.00	2,460.00
FIRE PREVENTION							
190.00	1,041.67	851.67	75110-SPRINKLER & INSPECTION MAINT.	190.00	3,125.01	2,935.01	12,500.00
0.00	91.00	91.00	75115-EXTINGUISHER MAINTENANCE	0.00	273.00	273.00	1,092.00
0.00	0.00	0.00	75120-ALARM MONITORING	180.00	0.00	(180.00)	0.00
190.00	1,132.67	942.67	TOTAL FIRE PREVENTION	370.00	3,398.01	3,028.01	13,592.00
OTHER COMMUNITY RELATED							
0.00	6,096.58	6,096.58	81000-MISCELLANEOUS/CONTINGENCY	0.00	18,289.74	18,289.74	73,158.60
0.00	6,096.58	6,096.58	TOTAL OTHER COMMUNITY RELATED	0.00	18,289.74	18,289.74	73,158.60
ADMINISTRATION - OTHER							
49,224.15	13,333.33	(35,890.82)	53115-CONCIERGE/SECURITY STAFF	74,788.05	39,999.99	(34,788.06)	160.00
2,358.19	0.00	(2,358.19)	53210-OFFICE SUPPLIES	3,701.28	0.00	(3,701.28)	0.00
51,582.34	13,333.33	(38,249.01)	TOTAL ADMINISTRATION - OTHER	78,489.33	39,999.99	(38,489.34)	160,000.00
ADMINISTRATION							
473.87	955.00	481.13	52310-PRINTING & MAILING	3,203.10	2,865.00	(338.10)	11,460.00
0.00	191.00	191.00	52410-AUDIT	0.00	573.00	573.00	2,292.00
0.00	66.67	66.67	52415-RESERVE STUDY	0.00	200.01	200.01	800.00
290.00	0.00	(290.00)	52420-COLLECTIONS	290.00	0.00	(290.00)	0.00
1,427.41	125.00	(1,302.41)	52430-LEGAL SERVICES	1,427.41	375.00	(1,052.41)	1,500.00
11,389.00	10,990.00	(399.00)	52440-MANAGEMENT SERVICES	34,167.00	32,970.00	(1,197.00)	131,880.00
0.00	191.00	191.00	52450-EDUCATION	0.00	573.00	573.00	2,292.00
0.00	0.00	0.00	52470-ANNUAL MEETING	5,862.72	0.00	(5,862.72)	0.00
0.00	141.42	141.42	52710-FEDERAL INCOME TAX	0.00	424.26	424.26	1,697.00
0.00	4.17	4.17	52720-FRANCHISE TAX	0.00	12.51	12.51	50.00

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0.00	153.00	153.00	52730-LICENSES & PERMITS	0.00	458.00	458.00	1,835.00
8,942.92	8,839.00	(103.92)	52740-INSURANCE	35,005.94	26,517.00	(8,488.94)	106,073.00
10.00	0.00	(10.00)	52750-BANK CHARGES	40.00	0.00	(40.00)	0.00
116.03	0.00	(116.03)	52910-MISCELLANEOUS	116.03	0.00	(116.03)	0.00
<u>22,649.23</u>	<u>21,656.26</u>	<u>(992.97)</u>	TOTAL ADMINISTRATION	<u>80,112.20</u>	<u>64,967.78</u>	<u>(15,144.42)</u>	<u>259,816.00</u>
<u>135,260.62</u>	<u>114,703.84</u>	<u>(20,556.78)</u>	TOTAL OPERATING EXPENSES	<u>343,937.09</u>	<u>344,111.52</u>	<u>174.43</u>	<u>1,376,445.60</u>
8,879.80	8,836.00	(43.80)	RESERVE FUNDING	26,579.51	26,508.00	(71.51)	106,032.00
<u>144,140.42</u>	<u>123,539.84</u>	<u>(20,600.58)</u>	TOTAL EXPENSES	<u>370,516.60</u>	<u>370,619.52</u>	<u>102.92</u>	<u>1,482,477.60</u>
<u>18,659.38</u>	<u>(0.04)</u>	<u>18,659.42</u>	NET REVENUE/EXPENSES	<u>101,501.74</u>	<u>(0.12)</u>	<u>101,501.86</u>	<u>0.00</u>

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RESERVE ACTIVITY							
RESERVE FUNDING							
43.00	43.00	0.00	91210-MAILBOXES	129.00	129.00	0.00	516.00
5.00	5.00	0.00	91220-LANDSCAPING	15.00	15.00	0.00	60.00
48.00	48.00	0.00	91225-TREE TRIMMING	144.00	144.00	0.00	576.00
36.00	36.00	0.00	91310-POOL/SPA FILTERS & HEATERS	108.00	108.00	0.00	432.00
92.00	92.00	0.00	91315-POOL/SPA RE-PLASTER	276.00	276.00	0.00	1,104.00
25.00	25.00	0.00	91320-POOL/SPA PUMPS	75.00	75.00	0.00	300.00
8.00	8.00	0.00	91325-SAUNA	24.00	24.00	0.00	96.00
625.00	625.00	0.00	91330-EXERCISE EQUIPMENT	1,875.00	1,875.00	0.00	7,500.00
89.00	89.00	0.00	91335-POOL FURNISHINGS	267.00	267.00	0.00	1,068.00
1,192.00	1,192.00	0.00	91410-LIGHTING	3,576.00	3,576.00	0.00	14,304.00
138.00	138.00	0.00	91510-ROOF	414.00	414.00	0.00	1,656.00
774.00	774.00	0.00	91550-INTERIOR FURNISHINGS	2,322.00	2,322.00	0.00	9,288.00
959.00	959.00	0.00	91555-CARPETS	2,877.00	2,877.00	0.00	11,508.00
8.00	8.00	0.00	91560-HARD FLOORS	24.00	24.00	0.00	96.00
246.00	246.00	0.00	91565-GARAGE RESTRIPIING	738.00	738.00	0.00	2,952.00
2,842.00	2,842.00	0.00	91610-PAINTING	8,526.00	8,526.00	0.00	34,104.00
15.00	15.00	0.00	91615-TRELLIS - PAINT	45.00	45.00	0.00	180.00
20.00	20.00	0.00	91650-METAL CANOPY	60.00	60.00	0.00	240.00
67.00	67.00	0.00	91655-MOTORIZED GATES	201.00	201.00	0.00	804.00
133.00	133.00	0.00	91660-COOLING TOWER	399.00	399.00	0.00	1,596.00
147.00	147.00	0.00	91665-BOILER	441.00	441.00	0.00	1,764.00
550.00	550.00	0.00	91670-CO SENSORS	1,650.00	1,650.00	0.00	6,600.00
585.00	585.00	0.00	91675-PUMPS & MOTORS	1,755.00	1,755.00	0.00	7,020.00
167.00	167.00	0.00	91680-SECURITY CAMERAS	501.00	501.00	0.00	2,004.00
5.00	5.00	0.00	91710-FIRE EXTINGUISHERS	15.00	15.00	0.00	60.00
17.00	17.00	0.00	91715-FIRE SPRINKLER SYSTEM CHECK	51.00	51.00	0.00	204.00
8,836.00	8,836.00	0.00	SUB TOTAL	26,508.00	26,508.00	0.00	106,032.00
43.80	0.00	(43.80)	91999-RES INTEREST ALLOCATION	71.51	0.00	(71.51)	0.00
8,879.80	8,836.00	(43.80)	TOTAL RESERVE FUNDING	26,579.51	26,508.00	(71.51)	106,032.00

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0.00	0.00	0.00	RESERVE EXPENSES				
			TOTAL RESERVE EXPENSES	0.00	0.00	0.00	0.00