

PINNACLE MUSEUM TOWER ASSOC.

BUDGET COMPARISON REPORT

June 30, 2006

Unaudited

Current	Budget	Variance		Year To Date	Budget [YTD]	Variance [YTD]	Annual
REVENUE							
121,308.04	123,539.80	(2,231.76)	41100-ASSESSMENTS	812,510.13	741,238.80	71,271.33	1,482,477.60
359.80	0.00	359.80	41140-LATE FEE INCOME	1,969.72	0.00	1,969.72	0.00
105.44	0.00	105.44	44100-INTEREST - RESERVES	332.38	0.00	332.38	0.00
24.99	0.00	24.99	44105-INTEREST - OPERATING	189.16	0.00	189.16	0.00
166.70	0.00	166.70	48110-COLLECTION REIMBURSEMENT	900.00	0.00	900.00	0.00
0.00	0.00	0.00	48120-VIOLATION FEES	135.00	0.00	135.00	0.00
18.00	0.00	18.00	48130-N.S.F.FEE	36.00	0.00	36.00	0.00
2,240.00	0.00	2,240.00	49110-AMENITY INCOME	13,471.20	0.00	13,471.20	0.00
110.00	0.00	110.00	49115-FOBS & REMOTES	110.00	0.00	110.00	0.00
0.00	0.00	0.00	49120-MOVE IN/OUT FEE	353.00	0.00	353.00	0.00
0.00	0.00	0.00	49130-MISCELLANEOUS INCOME	19,768.85	0.00	19,768.85	0.00
124,332.97	123,539.80	793.17	TOTAL REVENUE	849,775.44	741,238.80	108,536.64	1,482,477.60
EXPENSES							
UTILITIES							
20,354.65	24,667.00	4,312.35	61210-ELECTRICITY	137,532.65	148,002.00	10,469.35	296,000.00
6,791.38	11,615.00	4,823.62	61220-GAS	40,075.23	69,690.00	29,614.77	139,380.00
4,429.56	9,858.00	5,428.44	61230-WATER	29,303.48	59,148.00	29,844.52	118,296.00
594.88	65.00	(529.88)	61240-CABLE TV	2,976.94	390.00	(2,586.94)	780.00
737.49	0.00	(737.49)	61250-TELEPHONE	1,894.10	0.00	(1,894.10)	0.00
32,907.96	46,205.00	13,297.04	TOTAL UTILITIES	211,782.40	277,230.00	65,447.60	554,456.00
LAND MAINTENANCE							
0.00	0.00	0.00	62310-LANDSCAPE MATERIALS/SUPPLIES	138.00	0.00	(138.00)	0.00
0.00	800.00	800.00	62410-CONTRACT LANDSCAPE	2,167.00	4,800.00	2,633.00	9,600.00
0.00	200.00	200.00	62435-INTERIOR PLANT MAINTENANCE	0.00	1,200.00	1,200.00	2,400.00
0.00	1,000.00	1,000.00	TOTAL LAND MAINTNENACE	2,305.00	6,000.00	3,695.00	12,000.00

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POOL MAINTENANCE							
230.01	0.00	(230.01)	63310-POOL & SPA SUPPLIES	2,115.00	0.00	(2,115.00)	0.00
0.00	750.00	750.00	63315-CONTRACT POOL & SPA SERVICES	0.00	4,500.00	4,500.00	9,000.00
230.01	750.00	519.99	TOTAL POOL MAINTENANCE	2,115.00	4,500.00	2,385.00	9,000.00
AMENITY EXPENSES							
485.65	0.00	(485.65)	63525-GUEST SUITE EXPENSES	3,894.08	0.00	(3,894.08)	0.00
0.85	0.00	(0.85)	63599-MISCELLANEOUS	565.85	0.00	(565.85)	0.00
486.50	0.00	(486.50)	TOTAL AMENITY EXPENSES	4,459.93	0.00	(4,459.93)	0.00
BUILDING MAINTENANCE							
249.13	750.00	500.87	64210-CUSTODIAL SUPPLIES	4,071.54	4,500.00	428.46	9,000.00
5,848.00	8,200.00	2,352.00	64215-BUILDING MAINTENANCE CONTRACT	35,754.50	49,200.00	13,445.50	98,400.00
228.00	0.00	(228.00)	64220-JANITORIAL SERVICE	67,579.25	0.00	(67,579.25)	0.00
1,117.66	0.00	(1,117.66)	64225-REPAIRS OUTSIDE CONTRACT	1,163.41	0.00	(1,163.41)	0.00
0.00	1,666.00	1,666.00	64310-ELEVATORS	49.50	9,999.00	9,949.50	20,000.00
0.00	6,700.00	6,700.00	64315-EQUIPMENT MAINT. & INSPECTIONS	0.00	40,200.00	40,200.00	80,400.00
0.00	700.00	700.00	64410-PARKING AREAS - SWEEPING	0.00	4,200.00	4,200.00	8,400.00
0.00	3,333.00	3,333.00	64510-WINDOW WASHING - QUARTERLY	0.00	20,000.00	20,000.00	40,000.00
7,442.79	21,349.00	13,906.21	TOTAL BUILDING MAINTENANCE	108,618.20	128,099.00	19,480.80	256,200.00
OTHER AREAS - GROUNDS							
0.00	125.00	125.00	66210-COMMON AREA INSPECTIONS	0.00	750.00	750.00	1,500.00
415.75	250.00	(165.75)	66310-MAINTENANCE SUPPLIES	4,359.87	1,500.00	(2,859.87)	3,000.00
552.76	573.00	20.24	66315-REPAIR & MAINTENANCE	3,632.20	3,438.00	(194.20)	6,876.00
538.00	382.00	(156.00)	66410-PEST CONTROL	1,860.00	2,292.00	432.00	4,584.00
3,309.68	1,430.00	(1,879.68)	66420-TRASH REMOVAL	13,323.50	8,580.00	(4,743.50)	17,160.00
0.00	215.00	215.00	66450-WATER SOFTENER	1,798.99	1,290.00	(508.99)	2,580.00
4,816.19	2,975.00	(1,841.19)	TOTAL OTHER AREAS - GROUNDS	24,974.56	17,850.00	(7,124.56)	35,700.00

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ACCESS CONTROL							
0.00	160.00	160.00	70110-MOTORIZED GATES	0.00	960.00	960.00	1,920.00
0.00	45.00	45.00	70115-INTERCOM ENTRY	0.00	270.00	270.00	540.00
0.00	205.00	205.00	TOTAL ACCESS CONTROL	0.00	1,230.00	1,230.00	2,460.00
FIRE PREVENTION							
0.00	1,041.67	1,041.67	75110-SPRINKLER & INSPECTION MAINT.	190.00	6,250.02	6,060.02	12,500.00
0.00	91.00	91.00	75115-EXTINGUISHER MAINTENANCE	0.00	546.00	546.00	1,092.00
0.00	0.00	0.00	75120-ALARM MONITORING	360.00	0.00	(360.00)	0.00
0.00	1,132.67	1,132.67	TOTAL FIRE PREVENTION	550.00	6,796.02	6,246.02	13,592.00
OTHER COMMUNITY RELATED							
0.00	6,096.58	6,096.58	81000-MISCELLANEOUS/CONTINGENCY	0.00	36,579.48	36,579.48	73,158.60
0.00	6,096.58	6,096.58	TOTAL OTHER COMMUNITY RELATED	0.00	36,579.48	36,579.48	73,158.60
ADMINISTRATION - OTHER							
6,407.00	13,333.33	6,926.33	53115-CONCIERGE/SECURITY STAFF	212,419.64	79,999.98	(132,419.66)	160,000.00
990.43	0.00	(990.43)	53210-OFFICE SUPPLIES	7,828.37	0.00	(7,828.37)	0.00
(540.76)	0.00	540.76	53215-SOCIAL COMMITTEE	1,499.82	0.00	(1,499.82)	0.00
6,856.67	13,333.33	6,476.66	TOTAL ADMINISTRATION - OTHER	221,747.83	79,999.98	(141,747.85)	160,000.00
ADMINISTRATION							
484.59	955.00	470.41	52310-PRINTING & MAILING	6,234.58	5,730.00	(504.58)	11,460.00
0.00	191.00	191.00	52410-AUDIT	700.00	1,146.00	446.00	2,292.00
0.00	66.67	66.67	52415-RESERVE STUDY	975.00	400.02	(574.98)	800.00
125.00	0.00	(125.00)	52420-COLLECTIONS	1,295.00	0.00	(1,295.00)	0.00
0.00	125.00	125.00	52430-LEGAL SERVICES	3,621.47	750.00	(2,871.47)	1,500.00
17,160.00	10,990.00	(6,170.00)	52440-MANAGEMENT SERVICES	78,209.00	65,940.00	(12,269.00)	131,880.00

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0.00	191.00	191.00	52450-EDUCATION	0.00	1,146.00	1,146.00	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	848.52	848.52	1,697.00
0.00	4.17	4.17	52720-FRANCHISE TAX	10.00	25.02	15.02	50.00
0.00	153.00	153.00	52730-LICENSES & PERMITS	0.00	917.00	917.00	1,835.00
9,775.30	8,839.00	(936.30)	52740-INSURANCE	64,945.65	53,034.00	(11,911.65)	106,073.00
0.00	0.00	0.00	52750-BANK CHARGES	50.00	0.00	(50.00)	0.00
0.00	0.00	0.00	52760-WEBBSITE	550.00	0.00	(550.00)	0.00
0.00	0.00	0.00	52910-MISCELLANEOUS	1,235.53	0.00	(1,235.53)	0.00
27,544.89	21,656.26	(5,888.63)	TOTAL ADMINISTRATION	163,688.95	129,936.56	(33,752.39)	259,879.00
80,285.01	114,702.84	34,417.83	TOTAL OPERATING EXPENSES	740,241.87	688,221.04	(52,020.83)	1,376,445.60
8,941.44	8,836.00	(105.44)	RESERVE FUNDING	53,348.38	53,016.00	(332.38)	106,032.00
89,226.45	123,538.84	34,312.39	TOTAL EXPENSES	793,590.25	741,237.04	(52,353.21)	1,482,477.60
35,106.52	0.96	35,105.56	NET REVENUE/EXPENSES	56,185.19	1.76	56,183.43	0.00

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RESERVE ACTIVITY							
RESERVE FUNDING							
43.00	43.00	0.00	91210-MAILBOXES	258.00	258.00	0.00	516.00
5.00	5.00	0.00	91220-LANDSCAPING	30.00	30.00	0.00	60.00
48.00	48.00	0.00	91225-TREE TRIMMING	288.00	288.00	0.00	576.00
36.00	36.00	0.00	91310-POOL/SPA FILTERS & HEATERS	216.00	216.00	0.00	432.00
92.00	92.00	0.00	91315-POOL/SPA RE-PLASTER	552.00	552.00	0.00	1,104.00
25.00	25.00	0.00	91320-POOL/SPA PUMPS	150.00	150.00	0.00	300.00
8.00	8.00	0.00	91325-SAUNA	48.00	48.00	0.00	96.00
625.00	625.00	0.00	91330-EXERCISE EQUIPMENT	3,750.00	3,750.00	0.00	7,500.00
89.00	89.00	0.00	91335-POOL FURISHINGS	534.00	534.00	0.00	1,068.00
1,192.00	1,192.00	0.00	91410-LIGHTING	7,152.00	7,152.00	0.00	14,304.00
138.00	138.00	0.00	91510-ROOF	828.00	828.00	0.00	1,656.00
774.00	774.00	0.00	91550-INTERIOR FURNISHINGS	4,644.00	4,644.00	0.00	9,288.00
959.00	959.00	0.00	91555-CARPETS	5,754.00	5,754.00	0.00	11,508.00
8.00	8.00	0.00	91560-HARD FLOORS	48.00	48.00	0.00	96.00
246.00	246.00	0.00	91565-GARAGE RESTRIPIING	1,476.00	1,476.00	0.00	2,952.00
2,842.00	2,842.00	0.00	91610-PAINTING	17,052.00	17,052.00	0.00	34,104.00
15.00	15.00	0.00	91615-TRELLIS - PAINT	90.00	90.00	0.00	180.00
20.00	20.00	0.00	91650-METAL CANOPY	120.00	120.00	0.00	240.00
67.00	67.00	0.00	91655-MOTORIZED GATES	402.00	402.00	0.00	804.00
133.00	133.00	0.00	91660-COOLING TOWER	798.00	798.00	0.00	1,596.00
147.00	147.00	0.00	91665-BOILER	882.00	882.00	0.00	1,764.00
550.00	550.00	0.00	91670-CO SENSORS	3,300.00	3,300.00	0.00	6,600.00
585.00	585.00	0.00	91675-PUMPS & MOTORS	3,510.00	3,510.00	0.00	7,020.00
167.00	167.00	0.00	91680-SECURITY CAMERAS	1,002.00	1,002.00	0.00	2,004.00
5.00	5.00	0.00	91710-FIRE EXTINGUISHERS	30.00	30.00	0.00	60.00
17.00	17.00	0.00	91715-FIRE SPRINKLER SYSTEM CHECK	102.00	102.00	0.00	204.00
8,836.00	8,836.00	0.00	SUB TOTAL	53,016.00	53,016.00	0.00	106,032.00
105.44	0.00	(105.44)	91999-RES INTEREST ALLOCATION	332.38	0.00	(332.38)	0.00
8,941.44	8,836.00	(105.44)	TOTAL RESERVE FUNDING	53,348.38	53,016.00	(332.38)	106,032.00

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