

PINNACLE MUSEUM TOWER ASSOC.

BUDGET COMPARISON REPORT

February 28, 2006

Unaudited

Current	Budget	Variance		Year To Date	Budget [YTD]	Variance [YTD]	Annual
REVENUE							
101,365.50	123,539.80	(22,174.30)	41100-ASSESSMENTS	305,300.00	247,079.60	58,220.40	1,482,477.60
23.84	0.00	23.84	44100-INTEREST - RESERVES	27.71	0.00	27.71	0.00
32.53	0.00	32.53	44105-INTEREST - OPERATING	62.83	0.00	62.83	0.00
125.00	0.00	125.00	48110-COLLECTION REIMBURSEMENT	150.00	0.00	150.00	0.00
1,840.00	0.00	1,840.00	49110-AMENITY INCOME	3,360.00	0.00	3,360.00	0.00
0.00	0.00	0.00	49120-MOVE IN/OUT FEE	318.00	0.00	318.00	0.00
103,386.87	123,539.80	(20,152.93)	TOTAL REVENUE	309,218.54	247,079.60	62,138.94	1,482,477.60
EXPENSES							
UTILITIES							
11,802.98	24,667.00	12,864.02	61210-ELECTRICITY	42,995.42	49,334.00	6,338.58	296,000.00
0.00	11,615.00	11,615.00	61220-GAS	7,114.30	23,230.00	16,115.70	139,380.00
4,999.62	9,858.00	4,858.38	61230-WATER	10,404.37	19,716.00	9,311.63	118,296.00
597.42	65.00	(532.42)	61240-CABLE TV	597.42	130.00	(467.42)	780.00
286.68	0.00	(286.68)	61250-TELEPHONE	286.68	0.00	(286.68)	0.00
17,686.70	46,205.00	28,518.30	TOTAL UTILITIES	61,398.19	92,410.00	31,011.81	554,456.00
LAND MAINTENANCE							
985.00	800.00	(185.00)	62410-CONTRACT LANDSCAPE	985.00	1,600.00	615.00	9,600.00
0.00	200.00	200.00	62435-INTERIOR PLANT MAINTENANCE	0.00	400.00	400.00	2,400.00
985.00	1,000.00	15.00	TOTAL LAND MAINTNENACE	985.00	2,000.00	1,015.00	12,000.00
POOL MAINTENANCE							
370.69	0.00	(370.69)	63310-POOL & SPA SUPPLIES	370.69	0.00	(370.69)	0.00
0.00	750.00	750.00	63315-CONTRACT POOL & SPA SERVICES	0.00	1,500.00	1,500.00	9,000.00
370.69	750.00	379.31	TOTAL POOL MAINTENANCE	370.69	1,500.00	1,129.31	9,000.00

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AMENITY EXPENSES							
2,426.98	0.00	(2,426.98)	63525-GUEST SUITE EXPENSES	2,426.98	0.00	(2,426.98)	0.00
2,426.98	0.00	(2,426.98)	TOTAL AMENITY EXPENSES	2,426.98	0.00	(2,426.98)	0.00
BUILDING MAINTENANCE							
897.56	750.00	(147.56)	64210-CUSTODIAL SUPPLIES	897.56	1,500.00	602.44	9,000.00
11,820.50	8,200.00	(3,620.50)	64215-BUILDING MAINTENANCE CONTRACT	17,688.50	16,400.00	(1,288.50)	98,400.00
22,458.00	0.00	(22,458.00)	64220-JANITORIAL SERVICE	33,593.00	0.00	(33,593.00)	0.00
0.00	1,667.00	1,667.00	64310-ELEVATORS	0.00	3,334.00	3,334.00	20,000.00
0.00	6,700.00	6,700.00	64315-EQUIPMENT MAINT. & INSPECTIONS	0.00	13,400.00	13,400.00	80,400.00
0.00	700.00	700.00	64410-PARKING AREAS - SWEEPING	0.00	1,400.00	1,400.00	8,400.00
0.00	3,334.00	3,334.00	64510-WINDOW WASHING - QUARTERLY	0.00	6,667.00	6,667.00	40,000.00
35,176.06	21,351.00	(13,825.06)	TOTAL BUILDING MAINTENANCE	52,179.06	42,701.00	(9,478.06)	256,200.00
OTHER AREAS - GROUNDS							
0.00	125.00	125.00	66210-COMMON AREA INSPECTIONS	0.00	250.00	250.00	1,500.00
1,253.22	250.00	(1,003.22)	66310-MAINTENANCE SUPPLIES	1,253.22	500.00	(753.22)	3,000.00
179.70	573.00	393.30	66315-REPAIR & MAINTENANCE	179.70	1,146.00	966.30	6,876.00
269.00	382.00	113.00	66410-PEST CONTROL	269.00	764.00	495.00	4,584.00
1,744.11	1,430.00	(314.11)	66420-TRASH REMOVAL	3,499.27	2,860.00	(639.27)	17,160.00
0.00	215.00	215.00	66450-WATER SOFTENER	1,565.40	430.00	(1,135.40)	2,580.00
3,446.03	2,975.00	(471.03)	TOTAL OTHER AREAS - GROUNDS	6,766.59	5,950.00	(816.59)	35,700.00
ACCESS CONTROL							
0.00	160.00	160.00	70110-MOTORIZED GATES	0.00	320.00	320.00	1,920.00
0.00	45.00	45.00	70115-INTERCOM ENTRY	0.00	90.00	90.00	540.00
0.00	205.00	205.00	TOTAL ACCESS CONTROL	0.00	410.00	410.00	2,460.00

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FIRE PREVENTION							
0.00	1,041.67	1,041.67	75110-SPRINKLER & INSPECTION MAINT.	0.00	2,083.34	2,083.34	12,500.00
0.00	91.00	91.00	75115-EXTINGUISHER MAINTENANCE	0.00	182.00	182.00	1,092.00
180.00	0.00	(180.00)	75120-ALARM MONITORING	180.00	0.00	(180.00)	0.00
180.00	1,132.67	952.67	TOTAL FIRE PREVENTION	180.00	2,265.34	2,085.34	13,592.00
OTHER COMMUNITY RELATED							
0.00	6,096.58	6,096.58	81000-MISCELLANEOUS/CONTINGENCY	0.00	12,193.16	12,193.16	73,158.60
0.00	6,096.58	6,096.58	TOTAL OTHER COMMUNITY RELATED	0.00	12,193.16	12,193.16	73,158.60
ADMINISTRATION - OTHER							
12,917.40	13,333.33	415.93	53115-CONCIERGE/SECURITY STAFF	25,563.90	26,666.66	1,102.76	160,000.00
1,343.09	0.00	(1,343.09)	53210-OFFICE SUPPLIES	1,343.09	0.00	(1,343.09)	0.00
14,260.49	13,333.33	(927.16)	TOTAL ADMINISTRATION - OTHER	26,906.99	26,666.66	(240.33)	160,000.00
ADMINISTRATION							
1,076.38	955.00	(121.38)	52310-PRINTING & MAILING	2,729.23	1,910.00	(819.23)	11,460.00
0.00	191.00	191.00	52410-AUDIT	0.00	382.00	382.00	2,292.00
0.00	66.67	66.67	52415-RESERVE STUDY	0.00	133.34	133.34	800.00
0.00	125.00	125.00	52430-LEGAL SERVICES	0.00	250.00	250.00	1,500.00
11,389.00	10,990.00	(399.00)	52440-MANAGEMENT SERVICES	22,778.00	21,980.00	(798.00)	131,880.00
0.00	191.00	191.00	52450-EDUCATION	0.00	382.00	382.00	2,292.00
(1,760.87)	0.00	1,760.87	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	282.84	282.84	1,697.00
0.00	4.17	4.17	52720-FRANCHISE TAX	0.00	8.34	8.34	50.00
0.00	152.00	152.00	52730-LICENSES & PERMITS	0.00	305.00	305.00	1,835.00
15,867.75	8,839.00	(7,028.75)	52740-INSURANCE	26,063.02	17,678.00	(8,385.02)	106,073.00
0.00	0.00	0.00	52750-BANK CHARGES	30.00	0.00	(30.00)	0.00
26,572.26	21,655.26	(4,917.00)	TOTAL ADMINISTRATION	57,462.97	43,311.52	(14,151.45)	259,879.00

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<u>101,104.21</u>	<u>114,703.84</u>	<u>13,599.63</u>	TOTAL OPERATING EXPENSES	<u>208,676.47</u>	<u>229,407.68</u>	<u>20,731.21</u>	<u>1,376,445.60</u>
8,859.84	8,836.00	(23.84)	RESERVE FUNDING	17,699.71	17,672.00	(27.71)	106,032.00
<u>109,964.05</u>	<u>123,539.84</u>	<u>13,575.79</u>	TOTAL EXPENSES	<u>226,376.18</u>	<u>247,079.68</u>	<u>20,703.50</u>	<u>1,482,477.60</u>
<u>(6,577.18)</u>	<u>(0.04)</u>	<u>(6,577.14)</u>	NET REVENUE/EXPENSES	<u>82,842.36</u>	<u>(0.08)</u>	<u>82,842.44</u>	<u>0.00</u>

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RESERVE ACTIVITY							
RESERVE FUNDING							
43.00	43.00	0.00	91210-MAILBOXES	86.00	86.00	0.00	516.00
5.00	5.00	0.00	91220-LANDSCAPING	10.00	10.00	0.00	60.00
48.00	48.00	0.00	91225-TREE TRIMMING	96.00	96.00	0.00	576.00
36.00	36.00	0.00	91310-POOL/SPA FILTERS & HEATERS	72.00	72.00	0.00	432.00
92.00	92.00	0.00	91315-POOL/SPA RE-PLASTER	184.00	184.00	0.00	1,104.00
25.00	25.00	0.00	91320-POOL/SPA PUMPS	50.00	50.00	0.00	300.00
8.00	8.00	0.00	91325-SAUNA	16.00	16.00	0.00	96.00
625.00	625.00	0.00	91330-EXERCISE EQUIPMENT	1,250.00	1,250.00	0.00	7,500.00
89.00	89.00	0.00	91335-POOL FURISHINGS	178.00	178.00	0.00	1,068.00
1,192.00	1,192.00	0.00	91410-LIGHTING	2,384.00	2,384.00	0.00	14,304.00
138.00	138.00	0.00	91510-ROOF	276.00	276.00	0.00	1,656.00
774.00	774.00	0.00	91550-INTERIOR FURNISHINGS	1,548.00	1,548.00	0.00	9,288.00
959.00	959.00	0.00	91555-CARPETS	1,918.00	1,918.00	0.00	11,508.00
8.00	8.00	0.00	91560-HARD FLOORS	16.00	16.00	0.00	96.00
246.00	246.00	0.00	91565-GARAGE RESTRIPIING	492.00	492.00	0.00	2,952.00
2,842.00	2,842.00	0.00	91610-PAINTING	5,684.00	5,684.00	0.00	34,104.00
15.00	15.00	0.00	91615-TRELLIS - PAINT	30.00	30.00	0.00	180.00
20.00	20.00	0.00	91650-METAL CANOPY	40.00	40.00	0.00	240.00
67.00	67.00	0.00	91655-MOTORIZED GATES	134.00	134.00	0.00	804.00
133.00	133.00	0.00	91660-COOLING TOWER	266.00	266.00	0.00	1,596.00
147.00	147.00	0.00	91665-BOILER	294.00	294.00	0.00	1,764.00
550.00	550.00	0.00	91670-CO SENSORS	1,100.00	1,100.00	0.00	6,600.00
585.00	585.00	0.00	91675-PUMPS & MOTORS	1,170.00	1,170.00	0.00	7,020.00
167.00	167.00	0.00	91680-SECURITY CAMERAS	334.00	334.00	0.00	2,004.00
5.00	5.00	0.00	91710-FIRE EXTINGUISHERS	10.00	10.00	0.00	60.00
17.00	17.00	0.00	91715-FIRE SPRINKLER SYSTEM CHECK	34.00	34.00	0.00	204.00
8,836.00	8,836.00	0.00	SUB TOTAL	17,672.00	17,672.00	0.00	106,032.00
23.84	0.00	(23.84)	91999-RES INTEREST ALLOCATION	27.71	0.00	(27.71)	0.00
8,859.84	8,836.00	(23.84)	TOTAL RESERVE FUNDING	17,699.71	17,672.00	(27.71)	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