

Pinnacle Museum Tower Association

Balance Sheet

Period Through 06/30/2009

		Operating	Reserves	Total
Assets				
<u>Cash</u>				
11115	Operating Checking	209,738.20		209,738.20
15115	Merrill Lynch Reserve 231-		174,235.31	174,235.31
15204	CD Zion First 8/20/09 12mos		40,000.00	40,000.00
15205	CD Comm Bank 12/18/09		40,000.00	40,000.00
15206	CD M&T Bank 6/14/10 24mos		40,000.00	40,000.00
15207	CD Discover Bank 12/13/10		40,000.00	40,000.00
15209	CD NY Community 9/4/09		40,000.00	40,000.00
15210	CD Bank of America 12/4/09		40,000.00	40,000.00
15211	CD Bank of America 10/29/09		40,000.00	40,000.00
15212	CD Sovereign Bank 11/20/09		50,000.00	50,000.00
<u>Total Cash</u>		<u>209,738.20</u>	<u>504,235.31</u>	<u>713,973.51</u>
<u>Accounts Receivable</u>				
11495	Assessments	10,241.00		10,241.00
11496	Late Fees & Collections	1,839.60		1,839.60
11497	Fines (Architectural &	2,745.00		2,745.00
11498	Other Accounts Receivable	1,435.30		1,435.30
<u>Total Accounts Receivable</u>		<u>16,260.90</u>		<u>16,260.90</u>
<u>Other Assets</u>				
11500	Prepaid Insurance	21,719.26		21,719.26
11550	Accrued Interest Receivable		1,665.71	1,665.71
11565	Prepaid Taxes	3,484.00		3,484.00
<u>Total Other Assets</u>		<u>25,203.26</u>	<u>1,665.71</u>	<u>26,868.97</u>
Total Assets		<u>251,202.36</u>	<u>505,901.02</u>	<u>757,103.38</u>
Liabilities & Equity				
<u>Liabilities</u>				
21310	Holiday Staff Gift	100.00		100.00
32125	Accrued Payables	39,432.00		39,432.00
32130	Prepaid Assessments	41,965.99		41,965.99
<u>Total Liabilities</u>		<u>81,497.99</u>		<u>81,497.99</u>
<u>Equity</u>				
35999	Retained Earnings	160,312.46	462,419.42	622,731.88
	Net Income	9,391.91	43,481.60	52,873.51
<u>Total Equity</u>		<u>169,704.37</u>	<u>505,901.02</u>	<u>675,605.39</u>
Total Liabilities & Equity		<u>251,202.36</u>	<u>505,901.02</u>	<u>757,103.38</u>

Pinnacle Museum Tower Association

Budget Comparison Report

Period 06/01/09 00:00 AND 06/30/09 23:59

Current Month Operating				Year to Date Operating			
Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var
Income							
Revenue							
143,715.00	143,709.00	6.00	0.00%	862,292.00	862,254.00	38.00	0.00%
2,809.00	2,809.00	0.00	0.00%	16,854.00	16,854.00	0.00	0.00%
0.00	720.00	(720.00)	100.00%	0.00	4,320.00	(4,320.00)	100.00%
2,403.00	2,403.00	0.00	0.00%	14,860.73	14,418.00	442.73	-3.07%
668.50	1,000.00	(331.50)	33.15%	1,901.53	6,000.00	(4,098.47)	68.31%
275.00	250.00	25.00	-10.00%	350.00	1,500.00	(1,150.00)	76.67%
0.00	0.00	0.00	0.00%	150.00	0.00	150.00	0.00%
2,400.00	0.00	2,400.00	0.00%	1,800.00	0.00	1,800.00	0.00%
51.28	0.00	51.28	0.00%	308.87	0.00	308.87	0.00%
345.00	0.00	345.00	0.00%	3,505.00	0.00	3,505.00	0.00%
2,250.00	417.00	1,833.00	-439.57%	8,500.00	2,502.00	5,998.00	-239.73%
870.00	1,833.00	(963.00)	52.54%	7,100.00	10,998.00	(3,898.00)	35.44%
0.00	0.00	0.00	0.00%	96.81	0.00	96.81	0.00%
0.00	0.00	0.00	0.00%	529.43	0.00	529.43	0.00%
155,786.78	153,141.00	2,645.78	-1.73%	918,248.37	918,846.00	(597.63)	0.07%
155,786.78	153,141.00	2,645.78	-1.73%	918,248.37	918,846.00	(597.63)	0.07%
Expense							
Administrative							
322.77	375.00	(52.23)	13.93%	3,105.97	2,250.00	855.97	-38.04%
602.85	833.00	(230.15)	27.63%	3,465.32	4,998.00	(1,532.68)	30.67%
0.00	167.00	(167.00)	100.00%	1,950.00	1,002.00	948.00	-94.61%
43.00	333.00	(290.00)	87.09%	501.00	1,998.00	(1,497.00)	74.92%
1,653.30	625.00	1,028.30	-164.53%	1,888.30	3,750.00	(1,861.70)	49.65%
697.50	167.00	530.50	-317.66%	697.50	1,002.00	(304.50)	30.39%
0.00	208.00	(208.00)	100.00%	0.00	1,248.00	(1,248.00)	100.00%
0.00	21.00	(21.00)	100.00%	10.00	126.00	(116.00)	92.06%
0.00	83.00	(83.00)	100.00%	446.00	498.00	(52.00)	10.44%
1,837,690.00	1,837,690.00	0.00	0.00%	1,837,690.00	1,837,690.00	0.00	0.00%

Pinnacle Museum Tower Association

Budget Comparison Report

Period 06/01/09 00:00 AND 06/30/09 23:59

Current Month Operating				Year to Date Operating			
Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var
287.81	1,000.00	(712.19)	71.22%	5,662.64	6,000.00	(337.36)	5.62%
0.00	0.00	0.00	0.00%	10.62	0.00	10.62	0.00%
18,457.00	18,458.00	(1.00)	0.01%	110,742.00	110,748.00	(6.00)	0.01%
191.00	63.00	128.00	-203.17%	4,653.00	378.00	4,275.00	-1130.95%
62.00	125.00	(63.00)	50.40%	424.00	750.00	(326.00)	43.47%
195.00	83.00	112.00	-134.94%	783.00	498.00	285.00	-57.23%
6,466.82	6,667.00	(200.18)	3.00%	38,800.92	40,002.00	(1,201.08)	3.00%
0.00	1,250.00	(1,250.00)	100.00%	0.00	7,500.00	(7,500.00)	100.00%
62.00	250.00	(188.00)	75.20%	187.00	1,500.00	(1,313.00)	87.53%
29,041.05	30,708.00	(1,666.95)	5.43%	173,327.27	184,248.00	(10,920.73)	5.93%
TOTAL Administrative				TOTAL Administrative			
2,392.50	1,083.00	1,309.50	-120.91%	9,915.47	6,498.00	3,417.47	-52.59%
0.00	75.00	(75.00)	100.00%	0.00	450.00	(450.00)	100.00%
2,392.50	1,158.00	1,234.50	-106.61%	9,915.47	6,948.00	2,967.47	-42.71%
TOTAL Fire Prevention & Life Safety				TOTAL Fire Prevention & Life Safety			
Landscaping				Landscaping			
409.00	438.00	(29.00)	6.62%	2,454.00	2,628.00	(174.00)	6.62%
0.00	208.00	(208.00)	100.00%	518.89	1,248.00	(729.11)	58.42%
110.00	125.00	(15.00)	12.00%	660.00	750.00	(90.00)	12.00%
519.00	771.00	(252.00)	32.68%	3,632.89	4,626.00	(993.11)	21.47%
TOTAL Landscaping				TOTAL Landscaping			
Maintenance & Repairs				Maintenance & Repairs			
12,521.00	12,649.00	(128.00)	1.01%	86,963.00	75,894.00	11,069.00	-14.58%
2,966.52	2,083.00	883.52	-42.42%	10,269.05	12,498.00	(2,228.95)	17.83%
0.00	0.00	0.00	0.00%	1,062.35	0.00	1,062.35	0.00%
452.32	917.00	(464.68)	50.67%	2,118.79	5,502.00	(3,383.21)	61.49%
6,192.00	5,833.00	359.00	-6.15%	37,152.00	34,998.00	2,154.00	-6.15%
0.00	0.00	0.00	0.00%	(24.21)	0.00	(24.21)	0.00%
1,605.00	667.00	938.00	-140.63%	3,544.00	4,002.00	(458.00)	11.44%
723.44	1,667.00	(943.56)	56.60%	4,121.94	10,002.00	(5,880.06)	68.79%
3,049.50	3,333.00	(283.50)	8.51%	19,145.50	19,998.00	(852.50)	4.26%
TOTAL Maintenance & Repairs				TOTAL Maintenance & Repairs			
TOTAL				TOTAL			
29,041.05	30,708.00	(1,666.95)	5.43%	173,327.27	184,248.00	(10,920.73)	5.93%
2,392.50	1,083.00	1,309.50	-120.91%	9,915.47	6,498.00	3,417.47	-52.59%
0.00	75.00	(75.00)	100.00%	0.00	450.00	(450.00)	100.00%
2,392.50	1,158.00	1,234.50	-106.61%	9,915.47	6,948.00	2,967.47	-42.71%
409.00	438.00	(29.00)	6.62%	2,454.00	2,628.00	(174.00)	6.62%
0.00	208.00	(208.00)	100.00%	518.89	1,248.00	(729.11)	58.42%
110.00	125.00	(15.00)	12.00%	660.00	750.00	(90.00)	12.00%
519.00	771.00	(252.00)	32.68%	3,632.89	4,626.00	(993.11)	21.47%
12,521.00	12,649.00	(128.00)	1.01%	86,963.00	75,894.00	11,069.00	-14.58%
2,966.52	2,083.00	883.52	-42.42%	10,269.05	12,498.00	(2,228.95)	17.83%
0.00	0.00	0.00	0.00%	1,062.35	0.00	1,062.35	0.00%
452.32	917.00	(464.68)	50.67%	2,118.79	5,502.00	(3,383.21)	61.49%
6,192.00	5,833.00	359.00	-6.15%	37,152.00	34,998.00	2,154.00	-6.15%
0.00	0.00	0.00	0.00%	(24.21)	0.00	(24.21)	0.00%
1,605.00	667.00	938.00	-140.63%	3,544.00	4,002.00	(458.00)	11.44%
723.44	1,667.00	(943.56)	56.60%	4,121.94	10,002.00	(5,880.06)	68.79%
3,049.50	3,333.00	(283.50)	8.51%	19,145.50	19,998.00	(852.50)	4.26%

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Pinnacle Museum Tower Association

Budget Comparison Report

Period 06/01/09 00:00 AND 06/30/09 23:59

Current Month Operating				Year to Date Operating						
Actual	Budget	\$ Var	% Var		Actual	Budget	\$ Var	% Var	Annual	
0.00	4,167.00	(4,167.00)	100.00%	64360	Window Washing	21,703.56	25,002.00	(3,298.44)	13.19%	50,000.00
0.00	292.00	(292.00)	100.00%	64420	Diesel Maintenance	2,703.20	1,752.00	951.20	-54.29%	3,500.00
323.50	417.00	(93.50)	22.42%	64470	Repairs Outside of Contract	832.50	2,502.00	(1,669.50)	66.73%	5,000.00
1,687.34	2,333.00	(645.66)	27.68%	64990	Repairs & Maintenance	19,512.19	13,998.00	5,514.19	-39.39%	28,000.00
429.56	500.00	(70.44)	14.09%	66005	Hvac Water Chemicals	2,565.51	3,000.00	(434.49)	14.48%	6,000.00
1,619.20	625.00	994.20	-159.07%	66010	Water Softener	2,974.20	3,750.00	(775.80)	20.69%	7,500.00
31,569.38	35,483.00	(3,913.62)	11.03%	TOTAL Maintenance & Repairs		214,643.58	212,898.00	1,745.58	-0.82%	425,793.00
<u>Other Areas - Grounds</u>										
374.00	417.00	(43.00)	10.31%	66020	Pest Control	2,244.00	2,502.00	(258.00)	10.31%	5,000.00
447.50	583.00	(135.50)	23.24%	70005	Motorized Gates	2,259.55	3,498.00	(1,238.45)	35.40%	7,000.00
20,227.35	19,722.00	505.35	-2.56%	70015	Security Staff	118,344.00	118,332.00	12.00	-0.01%	236,658.00
0.00	708.00	(708.00)	100.00%	70020	DTECT Service Fee	0.00	4,248.00	(4,248.00)	100.00%	8,500.00
13,500.00	15,000.00	(1,500.00)	10.00%	70120	Concierge Staff	81,985.00	90,000.00	(8,015.00)	8.91%	180,000.00
34,548.85	36,430.00	(1,881.15)	5.16%	TOTAL Other Areas - Grounds		204,832.55	218,580.00	(13,747.45)	6.29%	437,158.00
<u>Other Community Related</u>										
700.00	500.00	200.00	-40.00%	52155	Social Committee Expenses	1,074.63	3,000.00	(1,925.37)	64.18%	6,000.00
0.00	4,004.00	(4,004.00)	100.00%	72080	Dtect Hardware	0.00	24,024.00	(24,024.00)	100.00%	48,048.00
19,613.18	2,000.00	17,613.18	-880.66%	81000	Miscellaneous/Contingency	43,869.76	12,000.00	31,869.76	-265.58%	24,001.00
0.00	880.00	(880.00)	100.00%	81100	Miscellaneous	11,752.53	5,280.00	6,472.53	-122.59%	10,555.00
20,313.18	7,384.00	12,929.18	-175.10%	TOTAL Other Community Related		56,696.92	44,304.00	12,392.92	-27.97%	88,604.00
<u>Pool & Spa</u>										
611.62	750.00	(138.38)	18.45%	63520	Pool & Spa Supplies	4,364.35	4,500.00	(135.65)	3.01%	9,000.00
415.96	417.00	(1.04)	0.25%	63530	Pool & Spa Equipment Repairs	1,375.46	2,502.00	(1,126.54)	45.03%	5,000.00
1,027.58	1,167.00	(139.42)	11.95%	TOTAL Pool & Spa		5,739.81	7,002.00	(1,262.19)	18.03%	14,000.00
<u>Recreation Facilities</u>										
75.00	208.00	(133.00)	63.94%	63085	Exercise Equipment	2,215.74	1,248.00	967.74	-77.54%	2,500.00
0.00	167.00	(167.00)	100.00%	63090	Audio/Visual	226.44	1,002.00	(775.56)	77.40%	2,000.00
343.72	500.00	(156.28)	31.26%	66095	Guest Suite Expenses	3,231.34	3,000.00	231.34	-7.71%	6,000.00

Pinnacle Museum Tower Association

Budget Comparison Report

Period 06/01/09 00:00 AND 06/30/09 23:59

Current Month Operating				Year to Date Operating				
Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
418.72	875.00	(456.28)	52.15%	5,673.52	5,250.00	423.52	-8.07%	10,500.00
TOTAL Recreation Facilities								
Utilities								
27,531.53	27,790.00	(258.47)	0.93%	169,913.90	166,740.00	3,173.90	-1.90%	333,480.00
15,388.35	7,000.00	8,388.35	-119.83%	43,283.71	42,000.00	1,283.71	-3.06%	84,000.00
0.00	292.00	(292.00)	100.00%	76.54	1,752.00	(1,675.46)	95.63%	3,500.00
774.03	667.00	107.03	-16.05%	4,210.60	4,002.00	208.60	-5.21%	8,000.00
2,754.69	3,417.00	(662.31)	19.38%	16,909.70	20,502.00	(3,592.30)	17.52%	41,000.00
46,448.60	39,166.00	7,282.60	-18.59%	234,394.45	234,996.00	(601.55)	0.26%	469,980.00
166,278.86	153,142.00	13,136.86	-8.58%	908,856.46	918,852.00	(9,995.54)	1.09%	1,837,690.00
(10,492.08)	(1.00)	(10,491.08)	0.00%	9,391.91	(6.00)	9,397.91	0.00%	0.00
TOTAL Expense								
Excess Revenue / Expense								

Pinnacle Museum Tower Association

Budget Comparison Report

Period 06/01/09 00:00 AND 06/30/09 23:59

Current Month Reserves				Year to Date Reserves				
Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income								
Revenue								
16,238.00	16,238.00	0.00	0.00%	97,428.00	97,428.00	0.00	0.00%	194,850.00
657.65	833.00	(175.35)	21.05%	4,555.63	4,998.00	(442.37)	8.85%	10,000.00
16,895.65	17,071.00	(175.35)	1.03%	101,983.63	102,426.00	(442.37)	0.43%	204,850.00
16,895.65	17,071.00	(175.35)	1.03%	101,983.63	102,426.00	(442.37)	0.43%	204,850.00
Expense								
Repairs and Replace								
0.00	0.00	0.00	0.00%	58,502.03	0.00	58,502.03	0.00%	0.00
0.00	0.00	0.00	0.00%	58,502.03	0.00	58,502.03	0.00%	0.00
0.00	0.00	0.00	0.00%	58,502.03	0.00	58,502.03	0.00%	0.00
16,895.65	17,071.00	(175.35)	1.03%	43,481.60	102,426.00	(58,944.40)	57.55%	204,850.00

Pinnacle Museum Tower Association

Income Statement Annual Standard

Period Through 06/30/2009

Operating													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Revenue													
41100 Assessments	143,716.00	143,716.00	143,716.00	143,715.00	143,714.00	143,715.00	143,709.00	143,709.00	143,709.00	143,709.00	143,709.00	143,709.00	1,724,546.00
41110 Commercial Assessments	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	2,809.00	33,708.00
41150 Cost Center	0.00	0.00	0.00	0.00	0.00	0.00	720.00	720.00	720.00	720.00	720.00	720.00	4,320.00
41190 Childrens Museum	2,403.00	2,403.00	2,403.00	2,845.73	2,403.00	2,403.00	2,403.00	2,403.00	2,403.00	2,403.00	2,403.00	2,401.00	29,276.73
42010 Late Fees	2,246.10	(1,262.63)	(288.04)	168.40	369.20	668.50	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	7,901.53
42030 Collection Reimbursement	0.00	0.00	75.00	0.00	0.00	275.00	250.00	250.00	250.00	250.00	250.00	250.00	1,850.00
42040 Dishonored Remittance Fees	0.00	75.00	50.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
42050 Violation Fees	(100.00)	(500.00)	0.00	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
42060 Interest	34.54	40.41	71.70	53.48	57.46	51.28	0.00	0.00	0.00	0.00	0.00	0.00	308.87
42070 Fobs & Remotes	370.00	110.00	1,395.00	530.00	755.00	345.00	0.00	0.00	0.00	0.00	0.00	0.00	3,505.00
42080 Move In/Out Fees	750.00	500.00	2,750.00	250.00	2,000.00	2,250.00	417.00	417.00	417.00	417.00	417.00	413.00	10,998.00
42180 Amenity Income	910.00	1,035.00	2,775.00	335.00	1,175.00	870.00	1,833.00	1,833.00	1,833.00	1,833.00	1,833.00	1,837.00	18,102.00
42210 Refunds	0.00	0.00	0.00	0.00	96.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	96.81
42995 Air Filter & Lint Trap	187.64	5.00	100.00	56.00	180.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	529.43
TOTAL Revenue	153,326.28	148,930.78	155,856.66	150,787.61	153,560.26	155,786.78	153,141.00	153,141.00	153,141.00	153,141.00	153,141.00	153,139.00	1,837,092.37
TOTAL INCOME	153,326.28	148,930.78	155,856.66	150,787.61	153,560.26	155,786.78	153,141.00	153,141.00	153,141.00	153,141.00	153,141.00	153,139.00	1,837,092.37
EXPENSES													
Administrative													
52030 Office Equipment	270.01	458.75	516.10	962.97	575.37	322.77	375.00	375.00	375.00	375.00	375.00	375.00	5,355.97
52035 Office Supplies	255.14	267.01	1,276.90	834.85	228.57	602.85	833.00	833.00	833.00	833.00	833.00	837.00	8,467.32
52040 Audit	0.00	0.00	0.00	1,350.00	600.00	0.00	167.00	167.00	167.00	167.00	167.00	163.00	2,948.00
52045 Collections	243.00	0.00	54.00	161.00	0.00	43.00	333.00	333.00	333.00	333.00	333.00	337.00	2,503.00
52055 Legal Services	70.50	0.00	164.50	0.00	0.00	1,653.30	625.00	625.00	625.00	625.00	625.00	625.00	5,636.30
52075 Reserve Study	0.00	0.00	0.00	0.00	0.00	697.50	167.00	167.00	167.00	167.00	167.00	163.00	1,695.50
52115 Annual Meeting	0.00	0.00	0.00	0.00	0.00	0.00	208.00	208.00	208.00	208.00	208.00	212.00	1,252.00
52145 Bank Charges	0.00	0.00	0.00	10.00	0.00	0.00	21.00	21.00	21.00	21.00	21.00	19.00	134.00
52150 Website	446.00	0.00	0.00	0.00	0.00	0.00	83.00	83.00	83.00	83.00	83.00	87.00	948.00

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Operating													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
52310	Printing & Mailing	2,969.16	538.60	283.32	578.30	1,005.45	287.81	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,662.64
52315	Postage	3.47	(3.14)	0.00	0.00	10.29	0.00	0.00	0.00	0.00	0.00	0.00	10.62
52440	Management Services	18,457.00	18,457.00	18,457.00	18,457.00	18,457.00	18,458.00	18,458.00	18,458.00	18,458.00	18,458.00	18,462.00	221,494.00
52710	Federal Income Tax	0.00	0.00	718.00	221.00	3,523.00	191.00	63.00	63.00	63.00	63.00	57.00	5,025.00
52720	Franchise Tax	0.00	0.00	226.00	72.00	64.00	82.00	125.00	125.00	125.00	125.00	125.00	1,174.00
52730	Licenses & Permits	0.00	0.00	588.00	0.00	0.00	195.00	83.00	83.00	83.00	83.00	87.00	1,285.00
52740	Insurance	6,466.82	6,466.82	6,466.82	6,466.82	6,466.82	6,667.00	6,667.00	6,667.00	6,667.00	6,667.00	6,663.00	78,798.92
52950	Allowance for Doubtful	0.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	7,500.00
52995	Misc. Administrative	25.00	0.00	0.00	75.00	25.00	62.00	250.00	250.00	250.00	250.00	250.00	1,687.00
TOTAL Administrative		29,206.10	26,185.04	28,750.64	29,188.94	30,955.50	29,041.05	30,708.00	30,708.00	30,708.00	30,708.00	30,712.00	357,579.27
Fire Prevention & Life Safety													
72005	Sprinkler & Inspection Maint	967.50	2,577.41	1,359.73	1,650.83	967.50	2,392.50	1,083.00	1,083.00	1,083.00	1,083.00	1,087.00	16,417.47
72010	Extinguisher Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00	75.00	75.00	80.00	455.00
72065	Generator Maintenance	374.40	(374.40)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Fire Prevention & Life Safety		1,341.90	2,203.01	1,359.73	1,650.83	967.50	2,392.50	1,158.00	1,158.00	1,158.00	1,158.00	1,167.00	16,872.47
Landscaping													
62210	Landscape Contract	409.00	409.00	409.00	409.00	409.00	409.00	438.00	438.00	438.00	438.00	432.00	5,076.00
62360	Landscape Extras	518.89	0.00	0.00	0.00	0.00	0.00	208.00	208.00	208.00	208.00	212.00	1,770.89
62510	Interior Plant Maintenance	110.00	110.00	110.00	110.00	110.00	110.00	125.00	125.00	125.00	125.00	125.00	1,410.00
TOTAL Landscaping		1,037.89	519.00	519.00	519.00	519.00	519.00	771.00	771.00	771.00	771.00	769.00	8,256.89
Maintenance & Repairs													
64100	Janitorial Contract	12,533.00	24,814.00	12,281.00	12,533.00	12,281.00	12,521.00	12,649.00	12,649.00	12,649.00	12,649.00	12,654.00	162,862.00
64110	Janitorial Supplies	1,413.73	1,240.21	829.37	2,532.00	1,287.22	2,966.52	2,083.00	2,083.00	2,083.00	2,083.00	2,087.00	22,771.05
64200	Building Repairs &	0.00	1,062.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,062.35
64210	Maintenance Supplies	217.18	217.18	186.09	445.20	600.82	452.32	917.00	917.00	917.00	917.00	913.00	7,616.79
64230	Building Engineer	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	5,833.00	5,833.00	5,833.00	5,833.00	5,837.00	72,154.00
64250	Electrical Repairs &	0.00	(24.21)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(24.21)
64270	Equipment Maint. &	990.00	0.00	0.00	324.00	625.00	1,605.00	667.00	667.00	667.00	667.00	663.00	7,542.00
64290	HVAC Repairs & Maintenance	625.00	1,523.50	0.00	1,250.00	0.00	723.44	1,667.00	1,667.00	1,667.00	1,667.00	1,663.00	14,119.94

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Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
64320 Elevators	2,920.00	2,920.00	3,856.00	3,480.00	2,920.00	3,049.50	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,337.00	39,147.50
64360 Window Washing	0.00	0.00	0.00	11,400.00	10,303.56	0.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,163.00	46,701.56
64420 Diesel Maintenance	0.00	603.20	1,050.00	0.00	1,050.00	0.00	292.00	292.00	292.00	292.00	292.00	288.00	4,451.20
64430 Diesel Repairs	228.80	(228.80)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64470 Repairs Outside of Contract	312.00	98.50	98.50	0.00	0.00	323.50	417.00	417.00	417.00	417.00	417.00	413.00	3,330.50
64990 Repairs & Maintenance	924.00	6,340.35	441.01	4,193.79	5,925.70	1,667.34	2,333.00	2,333.00	2,333.00	2,333.00	2,333.00	2,337.00	33,514.19
66005 Hvac Water Chemicals	425.61	425.61	425.61	429.56	429.56	429.56	500.00	500.00	500.00	500.00	500.00	500.00	5,565.51
66010 Water Softener	0.00	0.00	450.28	900.56	4.16	1,619.20	625.00	625.00	625.00	625.00	625.00	625.00	6,724.20
TOTAL Maintenance & Repairs	26,761.32	45,183.89	25,809.66	43,660.11	41,619.02	31,569.38	35,483.00	35,483.00	35,483.00	35,483.00	35,483.00	35,480.00	427,538.58
Other Areas - Grounds													
66020 Pest Control	374.00	374.00	374.00	374.00	374.00	374.00	417.00	417.00	417.00	417.00	417.00	413.00	4,742.00
70005 Motorized Gates	0.00	0.00	0.00	1,659.15	152.90	447.50	583.00	583.00	583.00	583.00	583.00	587.00	5,761.55
70015 Security Staff	20,812.46	17,512.56	20,615.64	19,449.53	19,726.46	20,227.35	19,722.00	19,722.00	19,722.00	19,722.00	19,722.00	19,716.00	236,670.00
70020 DTECT Service Fee	0.00	0.00	0.00	0.00	0.00	0.00	708.00	708.00	708.00	708.00	708.00	712.00	4,252.00
70120 Concierge Staff	15,027.50	12,957.50	13,500.00	13,500.00	13,500.00	13,500.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	171,985.00
TOTAL Other Areas - Grounds	36,213.96	30,844.06	34,489.64	34,962.68	33,753.36	34,548.85	36,430.00	36,430.00	36,430.00	36,430.00	36,430.00	36,428.00	423,410.55
Other Community Related													
52155 Social Committee Expenses	0.00	47.12	15.96	311.55	0.00	700.00	500.00	500.00	500.00	500.00	500.00	500.00	4,074.63
72080 Direct Hardware	0.00	0.00	0.00	0.00	0.00	0.00	4,004.00	4,004.00	4,004.00	4,004.00	4,004.00	4,004.00	24,024.00
81000 Miscellaneous/Contingency	2,400.00	17,706.29	0.00	4,150.29	0.00	19,613.18	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,001.00	55,670.76
81100 Miscellaneous	0.00	935.00	102.28	79.46	10,635.79	0.00	880.00	880.00	880.00	880.00	880.00	875.00	17,027.53
TOTAL Other Community Related	2,400.00	18,688.41	118.24	4,541.30	10,635.79	20,313.18	7,384.00	7,384.00	7,384.00	7,384.00	7,384.00	7,380.00	100,996.92
Pool & Spa													
63520 Pool & Spa Supplies	0.00	1,156.34	0.00	1,242.26	1,354.13	611.82	750.00	750.00	750.00	750.00	750.00	750.00	8,864.35
63530 Pool & Spa Equipment Repairs	0.00	0.00	720.32	239.18	0.00	415.96	417.00	417.00	417.00	417.00	417.00	413.00	3,873.46
TOTAL Pool & Spa	0.00	1,156.34	720.32	1,481.44	1,354.13	1,027.58	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,163.00	12,737.81
Recreation Facilities													
63085 Exercise Equipment	238.31	695.37	75.00	959.12	182.94	75.00	208.00	208.00	208.00	208.00	208.00	212.00	3,467.74
63090 Audio/Visual	100.00	0.00	0.00	126.44	0.00	0.00	167.00	167.00	167.00	167.00	167.00	163.00	1,224.44

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Operating		January	February	March	April	May	June	July	August	September	October	November	December	Total
66095	Guest Suite Expenses	0.00	1,723.53	514.09	537.00	113.00	343.72	500.00	500.00	500.00	500.00	500.00	500.00	6,231.34
	TOTAL Recreation Facilities	338.31	2,408.90	589.09	1,622.56	295.94	418.72	875.00	875.00	875.00	875.00	875.00	875.00	10,923.52
	Utilities													
61230	Electricity & Gas	29,277.50	27,570.55	29,685.00	27,490.27	28,359.05	27,531.53	27,790.00	27,790.00	27,790.00	27,790.00	27,790.00	27,790.00	336,653.90
61240	Water	4,904.28	5,158.57	11,120.61	617.31	6,094.59	15,388.35	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	85,283.71
61270	Cable TV	0.00	0.00	0.00	16.38	60.16	0.00	292.00	292.00	292.00	292.00	292.00	288.00	1,824.54
61290	Phone	448.78	(120.77)	(328.01)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61320	Internet & Phone	317.61	724.11	1,567.15	224.87	602.83	774.03	667.00	667.00	667.00	667.00	667.00	663.00	8,208.60
61360	Trash Removal	3,234.31	2,642.51	2,766.24	2,757.26	2,754.69	2,754.69	3,417.00	3,417.00	3,417.00	3,417.00	3,417.00	3,413.00	37,407.70
	TOTAL Utilities	38,182.48	35,974.97	44,810.99	31,106.09	37,871.32	46,448.60	39,166.00	39,166.00	39,166.00	39,166.00	39,166.00	39,154.00	469,378.45
	TOTAL EXPENSES	135,501.96	163,163.62	137,167.51	148,772.95	157,971.56	166,278.86	153,142.00	153,142.00	153,142.00	153,142.00	153,142.00	153,128.00	1,827,694.46
	Excess Revenue / Expense	17,824.32	(14,232.84)	18,689.15	2,014.66	(4,411.30)	(10,492.08)	(1.00)	(1.00)	(1.00)	(1.00)	(1.00)	11.00	9,397.91

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Reserves													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Revenue													
41100 Assessments	16,238.00	16,238.00	16,238.00	16,238.00	16,238.00	16,238.00	16,238.00	16,238.00	16,238.00	16,238.00	16,238.00	16,232.00	194,850.00
42060 Interest	(1,278.82)	2,926.71	805.53	766.20	676.36	657.65	833.00	833.00	833.00	833.00	833.00	837.00	9,557.63
TOTAL Revenue	14,959.18	19,164.71	17,043.53	17,004.20	16,916.36	16,895.65	17,071.00	17,071.00	17,071.00	17,071.00	17,071.00	17,069.00	204,407.63
TOTAL INCOME	14,959.18	19,164.71	17,043.53	17,004.20	16,916.36	16,895.65	17,071.00	17,071.00	17,071.00	17,071.00	17,071.00	17,069.00	204,407.63
EXPENSES													
Repairs and Replace													
95270 Light Fixtures	0.00	0.00	0.00	0.00	58,502.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,502.03
TOTAL Repairs and Replace	0.00	0.00	0.00	0.00	58,502.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,502.03
TOTAL EXPENSES	0.00	0.00	0.00	0.00	58,502.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,502.03
Excess Revenue / Expense	14,959.18	19,164.71	17,043.53	17,004.20	(41,585.67)	16,895.65	17,071.00	17,071.00	17,071.00	17,071.00	17,071.00	17,069.00	145,905.60