

**Pinnacle Peak Estates III**  
**Budget by Category**  
 Begin Date 1/1/2023

Date: 1/1/2023 - 12/31/2023

**Operating**

<b>No. of Lots=235</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL</b>
<b>INCOME</b>													
<b>Revenues</b>													
5010 Assessments	\$17,700	\$7,200	\$5,250		\$3,600				\$1,500				\$35,250
5020 Late Fees									\$165				\$165
5030 Collections				\$250		\$250	\$250	\$250			\$250	\$250	\$1,500
5040 Title/Compliance	\$300				\$300			\$150			\$150		\$900
5050 Interest Income	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$12
<b>TOTAL Revenues</b>	<b>\$18,001</b>	<b>\$7,201</b>	<b>\$5,251</b>	<b>\$251</b>	<b>\$3,901</b>	<b>\$251</b>	<b>\$251</b>	<b>\$401</b>	<b>\$1,666</b>	<b>\$1</b>	<b>\$401</b>	<b>\$251</b>	<b>\$37,827</b>

**EXPENSE**

<b>Administrative</b>													
8010 Landscape - contract	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$3,420
8300 Monuments	\$339	\$9,000	\$100		\$9,000								\$18,439
8390 Repairs - other			\$100										\$100
8400 Arizona Power Service	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
8520 Copies	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480
8530 Insurance Expense			\$3,454										\$3,454
8540 Legal fees			\$1,000			\$1,000					\$1,000		\$3,000
8550 Management fee	\$750	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$9,330
8560 Mass mailing	\$35		\$35		\$35		\$35		\$35		\$200	\$35	\$410
8600 Postage - Mailing Expense	\$100		\$28		\$28		\$28		\$28		\$100	\$100	\$410
8619 Website maintenance	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$573
8630 AZ Corporate Tax Report Fee			\$25										\$25
8633 Corporte Annual Rpt					\$50								\$50
<b>TOTAL EXPENSE</b>	<b>\$1,657</b>	<b>\$10,213</b>	<b>\$5,954</b>	<b>\$1,213</b>	<b>\$10,325</b>	<b>\$2,213</b>	<b>\$1,275</b>	<b>\$1,213</b>	<b>\$1,275</b>	<b>\$1,213</b>	<b>\$2,513</b>	<b>\$1,348</b>	<b>\$40,411</b>

<b>REVENUES VS EXPENSES:</b>	<b>\$16,344</b>	<b>-\$3,012</b>	<b>-\$703</b>	<b>-\$962</b>	<b>-\$6,424</b>	<b>-\$1,962</b>	<b>-\$1,024</b>	<b>-\$812</b>	<b>\$391</b>	<b>-\$1,212</b>	<b>-\$2,112</b>	<b>-\$1,097</b>	<b>-\$2,584</b>
<b>YTD EXCESS/(DEFICIT)</b>	<b>\$16,344</b>	<b>\$13,333</b>	<b>\$12,629</b>	<b>\$11,668</b>	<b>\$5,243</b>	<b>\$3,282</b>	<b>\$2,257</b>	<b>\$1,446</b>	<b>\$1,836</b>	<b>\$625</b>	<b>-\$1,487</b>	<b>-\$2,584</b>	<b>-\$2,584</b>

**z - Reserve Contributions**

8700 Reserve - contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,487	-\$1,097	-\$2,584
<b>TOTAL z - Reserve Contributions</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$2,584</b>

**(A) NOTE: 2023 Dues increase to \$150 annually**

**(B) NOTE: 2023 repair Two Mailboxes**

**(C) NOTE: 2022 D&O and Liability Insurance Coverage cost \$3,290. Increase for 2023 is 5%. =-\$3,454**