Profit & Loss vs Budget

Properties: Pinnacle Club Homeowner Association - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068
As of: Aug 2026
Additional Account Types: None
Accounting Basis: Cash
Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Income					
Income					
Association Dues	832,014.93	837,496.00	-5,481.07	-0.65%	1,256,244.00
Guests	0.00	66.64	-66.64	-100.00%	100.00
Clubhouse Rental	9,100.00	10,000.00	-900.00	-9.00%	15,000.00
Violation Fines	1,240.77	1,666.64	-425.87	-25.55%	2,500.00
Late Fees	3,235.77	3,333.36	-97.59	-2.93%	5,000.00
Legal fee Income	5,974.69	10,000.00	-4,025.31	-40.25%	15,000.00
Miscellaneous Income	169,468.67	1,200.00	168,268.67	14022.39%	1,800.00
Key Fob Replacement	620.00	0.00	620.00	–	0.00
Reserve Contribution / Home sales	1,497.00	333.36	1,163.64	349.06%	500.00
Total Income	**1,023,151.83**	**864,096.00**	**159,055.83**	**18.41%**	**1,296,144.00**
Total Operating Income	**1,023,151.83**	**864,096.00**	**159,055.83**	**18.41%**	**1,296,144.00**
Expense					
Administration					
Federal Income Tax	2,685.00	8,000.00	5,315.00	66.44%	8,000.00
Meetings / Events / Decorations	0.00	666.64	666.64	100.00%	1,000.00
Insurance Expense	13,212.48	10,666.64	-2,545.84	-23.87%	16,000.00
Office Supplies	6,901.41	4,333.36	-2,568.05	-59.26%	6,500.00
Printing, Postage and Delivery	2,509.33	2,666.64	157.31	5.90%	4,000.00
Property Management Fees	60,772.86	54,534.64	-6,238.22	-11.44%	81,802.00
Real Estate Taxes	30,277.68	21,333.36	-8,944.32	-41.93%	32,000.00
Internet/Phone/TV	8,455.56	10,000.00	1,544.44	15.44%	15,000.00
Licenses and Permits	0.00	100.00	100.00	100.00%	150.00
Reserve Contribution	244,900.00	165,600.00	-79,300.00	-47.89%	248,400.00
Total Administration	**369,714.32**	**277,901.28**	**-91,813.04**	**-33.04%**	**412,852.00**
Club House					
Club House Repairs	3,476.00	0.00	-3,476.00	–	0.00
Club House Supplies	138.58	0.00	-138.58	–	0.00
Tennis Court Maintenance	0.00	2,000.00	2,000.00	100.00%	3,000.00
Fitness Equipment	4,493.33	5,000.00	506.67	10.13%	7,500.00
Total Club House	**8,107.91**	**7,000.00**	**-1,107.91**	**-15.83%**	**10,500.00**
Landscaping and Groundskeeping					
General Landscaping Contract	383,398.92	288,644.00	-94,754.92	-32.83%	432,966.00
Fertilization	5,219.68	0.00	-5,219.68	–	0.00
Miscellaneous Landscape	11,243.25	0.00	-11,243.25	–	0.00
Pond & Fountain Maintenance	8,608.29	10,000.00	1,391.71	13.92%	15,000.00

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Account Name	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Snow Removal	10,506.58	10,000.00	-506.58	-5.07%	15,000.00
Tree & Bush Maintenance & Seeding	17,653.45	26,666.64	9,013.19	33.80%	40,000.00
Irrigation	1,238.80	3,333.36	2,094.56	62.84%	5,000.00
Total Landscaping and Groundskeeping	**437,868.97**	**338,644.00**	**-99,224.97**	**-29.30%**	**507,966.00**
Payroll Expenses					
Bureau of Workers' Compensation	1,001.56	1,333.36	331.80	24.88%	2,000.00
Employee Wages	43,157.24	60,000.00	16,842.76	28.07%	90,000.00
Federal Tax	10,971.80	13,333.36	2,361.56	17.71%	20,000.00
Payroll Processing & Service Fee	1,457.97	1,666.64	208.67	12.52%	2,500.00
State Tax	2,012.96	3,333.36	1,320.40	39.61%	5,000.00
Local Taxes	1,112.03	2,000.00	887.97	44.40%	3,000.00
Total Payroll Expenses	**59,713.56**	**81,666.72**	**21,953.16**	**26.88%**	**122,500.00**
Pool					
General Pool Maintenance Contract & Supplies	94,340.17	61,866.64	-32,473.53	-52.49%	92,800.00
Pool Repairs & Maintenance	1,990.00	3,333.36	1,343.36	40.30%	5,000.00
Pool Equipment Repair	0.00	800.00	800.00	100.00%	1,200.00
Pool License	605.00	333.36	-271.64	-81.49%	500.00
Total Pool	**96,935.17**	**66,333.36**	**-30,601.81**	**-46.13%**	**99,500.00**
Professional Fees					
Accounting	525.00	750.00	225.00	30.00%	750.00
Legal	16,714.61	16,666.64	-47.97	-0.29%	25,000.00
Security	2,259.10	2,000.00	-259.10	-12.96%	3,000.00
Total Professional Fees	**19,498.71**	**19,416.64**	**-82.07**	**-0.42%**	**28,750.00**
Repairs and Maintenance					
Building Repair	15,594.71	0.00	-15,594.71	–	0.00
Community Center Maintenance	0.00	26,034.64	26,034.64	100.00%	39,052.00
Common Area Maintenance	1,920.00	6,666.64	4,746.64	71.20%	10,000.00
Cleaning	4,550.00	5,333.36	783.36	14.69%	8,000.00
Electrical / Lighting Repair	145.80	1,666.64	1,520.84	91.25%	2,500.00
Masonry	60.32	0.00	-60.32	–	0.00
Exterminating & Pest Control	0.00	666.64	666.64	100.00%	1,000.00
Plumbing Repairs	325.00	0.00	-325.00	–	0.00
Fire Equipment Repair & Maintenance	3,391.40	666.64	-2,724.76	-408.73%	1,000.00
Gate / Fence Repair & Maintenance	1,075.00	1,666.64	591.64	35.50%	2,500.00
Signage Repairs and Maintenance	1,020.60	166.64	-853.96	-512.46%	250.00
Total Repairs and Maintenance	**28,082.83**	**42,867.84**	**14,785.01**	**34.49%**	**64,302.00**
Utilities					
Electric	23,459.05	18,666.64	-4,792.41	-25.67%	28,000.00
Trash	1,909.16	4,333.36	2,424.20	55.94%	6,500.00
Water	5,663.19	12,000.00	6,336.81	52.81%	18,000.00

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Account Name	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Gas	6,635.38	6,666.64	31.26	0.47%	10,000.00
Total Utilities	**37,666.78**	**41,666.64**	**3,999.86**	**9.60%**	**62,500.00**
Apartment Expense					
Apartment Gas / Boiler	113.25	0.00	-113.25	–	0.00
Total Apartment Expense	**113.25**	**0.00**	**-113.25**	**–**	**0.00**
Total Operating Expense	**1,057,701.50**	**875,496.48**	**-182,205.02**	**-20.81%**	**1,308,870.00**
Total Operating Income	1,023,151.83	864,096.00	159,055.83	18.41%	1,296,144.00
Total Operating Expense	1,057,701.50	875,496.48	-182,205.02	-20.81%	1,308,870.00
NOI - Net Operating Income	**-34,549.67**	**-11,400.48**	**-23,149.19**	**-203.05%**	**-12,726.00**
Other Income					
Home Sales	0.00	666.64	-666.64	-100.00%	1,000.00
Interest	10,625.62	6,666.64	3,958.98	59.38%	10,000.00
Capital Reserve / Assessment	244,900.00	165,600.00	79,300.00	47.89%	248,400.00
Total Other Income	**255,525.62**	**172,933.28**	**82,592.34**	**47.76%**	**259,400.00**
Other Expense					
Capital Expenditures					
Road, Concrete & Asphalt Repair	0.00	200,000.00	200,000.00	100.00%	300,000.00
Roof Repair & Replacement	0.00	23,333.36	23,333.36	100.00%	35,000.00
Community Center Furniture	16,016.00	0.00	-16,016.00	–	0.00
Common area facilities	47,737.21	0.00	-47,737.21	–	0.00
Federal tax	115.74	0.00	-115.74	–	0.00
Fitness Equipment	0.00	6,666.64	6,666.64	100.00%	10,000.00
Total Capital Expenditures	**63,868.95**	**230,000.00**	**166,131.05**	**72.23%**	**345,000.00**
Total Other Expense	**63,868.95**	**230,000.00**	**166,131.05**	**72.23%**	**345,000.00**
Net Other Income	**191,656.67**	**-57,066.72**	**248,723.39**	**435.85%**	**-85,600.00**
Total Income	1,278,677.45	1,037,029.28	241,648.17	23.30%	1,555,544.00
Total Expense	1,121,570.45	1,105,496.48	-16,073.97	-1.45%	1,653,870.00
Net Income	**157,107.00**	**-68,467.20**	**225,574.20**	**329.46%**	**-98,326.00**