

<b>Pinnacle Gardens</b>	<b>2024 Budget</b>	
<b>3% increase in HOA fees 2024</b>		
<b>Maintenance Fee Income</b>	\$ 352,595	*increase 10,269
<b>Total Income</b>	\$ 352,595	*increase 10,269
<b>Expenses</b>		
45500 Electric	\$ 15,729	
47000 Water/Sewer	\$ 69,010	
48000 Trash Removal (Contract)	\$ 12,390	
51000 Maintenance Supplies	\$ 1,000	
57100 Snow Removal (Contract)	\$ 2,700	
57500 Pest Control (Contract)	\$ 4,000	
57800 Termite Contract	\$ 3,000	
58000 Grounds Maintenance (Contract)	\$ 46,033	
58200 Tree Pruning/Uplimbing (Contract)	\$ 2,861	
58100 Irrigation Repair	\$ 500	*decrease 500
58300 Repair/Maintenance (Misc)	\$ 10,000	*decrease 5000
58400 Lift Station	\$ 2,000	*decrease 2000
58500 Landscaping Repairs (Non-Contract Repairs)	\$ 5,000	*decrease 2500
58700 Insurance	\$ 61,000	*increase 10,000
62700 Management (Contract)	\$ 19,271	*increase 561
63500 Miscellaneous	\$ 2,000	
65500 Postage Duplication	\$ 1,000	
66000 Professional Legal	\$ 4,000	*increase 2000
66500 Taxes / Return	\$ 500	
Transfer to Reserve	\$ 90,601	
	\$ 352,595	