

COMSTOCK ESTATES HOA BUDGET FOR YEAR 2021

INCOME

FINANCE CHARGES	0.00
HOA ASSESSMENTS	46,800.00
LATE FEES	0.00
LIEN FEES	0.00
VIOLATION FEES	0.00
WRITE OFFS	0.00
TOTAL INCOME	<u><u>46,800.00</u></u>

EXPENSES

ELECTRICITY	250.00
INSURANCE (LIABILITY)	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	2,205.00
IRRIGATION PROJECT	5,000.00
LEGAL AND ACCOUNTING	1,500.00
MAINTENANCE:	
FENCE MAINTENANCE	3,000.00
GROUNDS MAINTENANCE	8,825.00
GROUNDS MAINTENANCE - REPAIRS	
IRRIGATION MAINTENANCE	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	
TOTAL MAINTENANCE	<u>14,525.00</u>
MEETING EXPENSES	650.00
MISCELLANEOUS EXPENSES	250.00
POSTAGE AND COPIES	500.00
PROPERTY MANAGEMENT FEES	13,800.00
SIGNS	2,000.00
TAXES AND LICENSES	110.00
WEBSITE	300.00
TOTAL EXPENSES	<u><u>44,190.00</u></u>

NET ORDINARY INCOME

OTHER INCOME/EXPENSE

INTEREST EARNED	1,500.00
TOTAL OTHER INCOME/EXPENSE	<u><u>1,500.00</u></u>

NET INCOME

4,110.00

OPERATING & RESERVE FUNDS

CURRENT YEAR OPERATIONS	
FENCE RESERVE	55,000.00
IRRIGATION SYSTEM RESERVE	45,000.00
LANDSCAPE MODIFICATION RESERVE	15,000.00
HARD TIMES RESERVE	15,000.00
EXCESS FUNDS	
TOTAL FUNDS	<u><u>130,000.00</u></u>