

**COMSTOCK ESTATES HOA
BUDGET
2022**

INCOME

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

EXPENSES

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|----------------------------------|------------------|
| BANK FEES | |
| 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 | 15,000.00 |
| GROUNDS MAINTENANCE | 8,825.00 |
| GROUNDS MAINTENANCE - REPAIRS | 0.00 |
| IRRIGATION MAINTENANCE | 2,700.00 |
| IRRIGATION MAINTENANCE - REPAIRS | 0.00 |
| TOTAL MAINTENANCE | <u>26,525.00</u> |
| MEETING EXPENSES | 650.00 |
| MISCELLANEOUS EXPENSES | 250.00 |
| POSTAGE AND COPIES | 500.00 |
| PROPERTY MANAGEMENT FEES | 13,800.00 |
| RETURNED CHECKS | 0.00 |
| RESERVE STUDIES | 2,000.00 |
| SIGNS | 2,000.00 |
| TAXES AND LICENSES | 110.00 |
| WEBSITE | 300.00 |
| TOTAL EXPENSES | <u>58,190.00</u> |

NET ORDINARY INCOME (11,390.00)

OTHER INCOME/EXPENSE

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|-----------------------------------|------------------|
| INTEREST EARNED | 1,500.00 |
| UNREIMBURSED INCOME | 0.00 |
| TRANSFER FROM RESERVE FUNDS | 15,000.00 |
| TOTAL OTHER INCOME/EXPENSE | <u>16,500.00</u> |

NET INCOME 5,110.00

RESERVE FUNDS

| | |
|--------------------------------|--------------------------|
| FENCE RESERVE | 50,000.00 |
| IRRIGATION SYSTEM RESERVE | 55,000.00 |
| LANDSCAPE MODIFICATION RESERVE | 15,000.00 |
| HARD TIMES RESERVE | 15,000.00 |
| TOTAL FUNDS | <u><u>135,000.00</u></u> |