

**COMSTOCK ESTATES HOA**

**APPROVED BUDGET W/ PROFIT & LOSS COMPARISON**

**Year 2024**

	YEAR TO DATE	BUDGET
	2023	2024
<b>INCOME</b>		
Finance Charges	2,469.38	0.00
HOA Assessments	46,800.00	46,800.00
Late Fees	1,175.00	0.00
Legal Fees	0.00	0.00
Lien Fees	200.00	0.00
Violation Fees	0.00	0.00
Write Offs	(233.61)	0.00
<b>TOTAL INCOME</b>	<b>50,410.77</b>	<b>46,800.00</b>
<b>EXPENSES</b>		
Bank Fees	240.00	200.00
Electricity	231.39	250.00
Insurance (Liability)	2,864.04	3,000.00
Irrigation (G/V Shares - ELMWD)	2,393.38	2,400.00
Legal and Accounting	1,100.00	1,500.00
Maintenance Expenses - see below	12,514.60	15,500.00
Meeting Expenses	312.30	250.00
Merchant Fees - Reimbursed	34.30	0.00
Miscellaneous Expenses	739.62	250.00
Postage and Copies	490.72	150.00
Property Management Fees	13,800.00	13,800.00
Reserve Studies	150.00	2,000.00
Returned Checks	150.00	0.00
Signs	0.00	2,000.00
Taxes and Licenses	190.76	200.00
Website	150.00	300.00
10% Required Reserve		4,680.00
<b>TOTAL EXPENSES</b>	<b>35,361.11</b>	<b>46,480.00</b>
<b>NET ANNUAL INCOME</b>	<b>15,049.66</b>	<b>320.00</b>

**MAINTENANCE EXPENSES:**

Grounds Maintenance - Contract	5,898.56	7,500.00
Grounds Maintenance - Repairs	750.00	2,000.00
Irrigation Maintenance - Contract	2,700.00	2,700.00
Irrigation Maintenance - Repairs	3,166.04	3,300.00
<b>Subtotal Annual Maintenance</b>	<b>12,514.60</b>	<b>15,500.00</b>

	<b>NOVEMBER</b>	<b>BUDGET</b>
	<b>YEAR TO DATE</b>	<b>2024</b>
<b>OTHER INCOME/EXPENSE</b>		
Interest Earned	118.08	150.00
Transfer Fence/Landscape Reserve	40,000.00	
Unreimbursed Income	0.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>40,118.08</b>	<b>150.00</b>

**NET INCOME** 55,167.74 470.00

<b>SPECIAL PROJECTS</b>	End of Year	Reserve Fund	Project Total
Dry Pond Rehab	0.00	0.00	0.00
Fence Repair and Paint	16,594.90	40,000.00	64,594.90

<b>OPERATING &amp; RESERVE FUNDS</b>	
Current Year Operations	14,729.66
Fence Reserve	5,000.00
Irrigation System Reserve	45,000.00
Landscape Modification Reserve	15,000.00
Hard Times Reserve	15,000.00
Reserve Funds	90,952.80
<b>TOTAL FUNDS</b>	<u><u>138,117.23</u></u>