

COMSTOCK ESTATES - 2018 APPROVED BUDGET

	Actual 2017	Budget 2018	Budget 2017
INCOME			
HOA Assessments (2018)	44,034.67	46,800.00	46,800.00
Late Fees (2018)	5,050.00	0.00	0.00
Violation Fees (2018)	800.00	0.00	0.00
Interest	9.10	0.00	0.00
Miscellaneous Income	4,208.19	0.00	0.00
Reimbursed Income	12,716.75	0.00	0.00
Prior Year Collections	3,883.12	6,000.00	4,500.00
TOTAL INCOME:	70,701.83	52,800.00	51,300.00
EXPENSES			
Fence Maintenance	290.00	30,000.00	10,000.00
Grounds/Irrigation Maintenance	6,227.98	6,600.00	6,600.00
Irrigation (Grand Valley Shares/Elmwood)	1,564.24	1,600.00	1,600.00
Irrigation Project	18,232.70	5,000.00	15,000.00
Sign	925.00	2,000.00	0.00
Insurance (Liability)	2,507.25	2,000.00	2,000.00
Compliance	109.90	1,200.00	1,200.00
Property Management	10,150.00	12,000.00	12,000.00
Electricity	216.57	250.00	250.00
Postage & Copies	968.34	1,500.00	1,500.00
Legal & Accounting	449.18	3,500.00	3,500.00
Taxes & Licenses	65.00	200.00	200.00
Meeting Expense	200.00	400.00	300.00
Website	536.77	200.00	500.00
Miscellaneous Expense	91.06	0.00	200.00
Reimbursable Expense	6,094.25	0.00	0.00
TOTAL EXPENSES	48,628.24	66,450.00	54,850.00
CASH FLOW INCREASE/(DECREASE)	22,073.59	(13,650.00)	(3,550.00)
AVAILABLE CASH (BEGIN YEAR)	101,816.95	123,890.05	101,816.95
AVAILABLE CASH (END YEAR)	123,890.54	110,240.05	98,931.95
OPERATING & RESERVE FUNDS			
Current Year Operations	25,623.59	0.00	0.00
Fence Reserve	20,000.00	20,000.00	20,000.00
Irrigation System Reserve	45,000.00	45,000.00	40,000.00
Landscape Modification Reserve	15,000.00	15,000.00	10,000.00
Hard Times Reserve	15,000.00	15,000.00	15,000.00
Excess Funds	3,266.95	15,240.05	13,931.95
TOTAL FUNDS	123,890.54	110,240.05	98,931.95