

Comstock Estates - 2012 Approved Budget

Approved 1/19/12

Income	Budget '11	Actual '11	Budget '12
HOA Assessments (312 x \$150)	\$46,800.00	\$44,537.81	\$44,000.00
Other (Late Fees)	\$50.00	\$1,916.00	\$2,000.00
Interest	\$400.00	\$119.60	\$120.00
Total Income	\$47,250.00	\$46,573.41	\$46,120.00

Fixed Expenses	Budget '11	Actual '11	Budget '12
Grounds Maintenance	\$5,000.00	\$3,646.79	\$5,000.00
Fence Maintenance	\$15,000.00	\$13,896.35	\$15,000.00
Irrigation Maintenance	\$5,000.00	\$3,902.66	\$3,000.00
Irrigation (Grand Valley Shares)	\$500.00	\$410.00	\$500.00
Insurance (Commercial Liability) (*1)	\$1,000.00	\$625.00	\$650.00
Legal & Accounting	\$2,000.00	\$24.00	\$1,000.00
Property Management	\$8,500.00	\$8,400.00	\$8,400.00
Taxes & Licenses / Property Taxes	\$200.00	\$56.23	\$150.00
Postage & Copies	\$2,000.00	\$686.10	\$1,000.00
Electricity	\$250.00	\$182.73	\$250.00
Meeting Expense	\$200.00	\$8.39	\$200.00
Miscellaneous (2)	\$500.00	\$46.00	\$300.00
Reserve Fund Contribution	\$0.00	\$0.00	\$5,000.00
Subtotal fixed expenses	\$45,150.00	\$31,884.25	\$40,450.00

Difference between income and expenses	\$2,100.00	\$14,689.16	\$5,670.00
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Cash in Operating (Checking) Account 11/30/11	\$24,080.27
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CD Reserve Account 11/30/11	\$29,391.85
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Total Cash 11/30/11	\$53,472.12
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* (1) Includes bond for water certificates