

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
DECEMBER 31, 2021**

	DECEMBER MONTH	JAN-DEC YEAR TO DATE	BUDGET 2021
INCOME			
FINANCE CHARGES	106.32	2,536.85	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,412.30	
LEGAL FEES	0.00	4,322.21	
LIEN FEES	0.00	125.00	
P/P ASSESSMENT	0.00	25.00	
RETURN CHECK FEES	(15.00)	0.00	
VIOLATION FEES	0.00	325.00	
WRITE OFFS	(1,837.06)	(2,246.42)	
TOTAL INCOME	(1,745.74)	53,299.94	46,800.00
EXPENSES			
BANK FEES	21.00	65.01	
ELECTRICITY	12.64	238.64	250.00
INSURANCE (LIABILITY)	211.45	2,811.08	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,228.67	2,205.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	3,000.00
GROUNDS MAINTENANCE	0.00	5,264.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00		
IRRIGATION MAINTENANCE	225.00	2,700.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS		938.42	0.00
TOTAL MAINTENANCE	225.00	8,902.42	14,525.00
MEETING EXPENSES	0.00	282.30	650.00
MISCELLANEOUS EXPENSES	0.00	543.31	250.00
POSTAGE AND COPIES	0.00	20.90	500.00
PROPERTY MANAGEMENT FEES	1,150.00	13,800.00	13,800.00
RETURNED CHECKS	0.00	170.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	118.90	110.00
WEBSITE	0.00	370.00	300.00
TOTAL EXPENSES	1,620.09	29,551.23	44,190.00
NET ORDINARY INCOME	(3,365.83)	23,748.71	2,610.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	24.44	155.42	1,500.00
UNREIMBURSED INCOME	0.00	100.00	0.00
MISCELLANEOUS EXPENSE	155.75	155.75	
REIMBURSED EXPENSES (MIC556)	7,838.63	7,838.63	
TOTAL OTHER INCOME/EXPENSE	(7,969.94)	(7,738.96)	1,500.00
NET INCOME	(11,335.77)	16,009.75	4,110.00

OPERATING & RESERVE FUNDS

CURRENT YEAR OPERATIONS	21,138.71
FENCE RESERVE	65,000.00
IRRIGATION SYSTEM RESERVE	55,000.00
LANDSCAPE MODIFICATION RESERVE	15,000.00
HARD TIMES RESERVE	15,000.00
EXCESS FUNDS	5,839.28
TOTAL FUNDS	176,977.99