

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
JULY 31, 2022**

	JULY	JAN-JULY	BUDGET
	MONTH	YEAR TO DATE	2022
INCOME			
FINANCE CHARGES	148.65	944.47	
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES	0.00	1,103.06	
LEGAL FEES	0.00	157.52	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	150.00	
WRITE OFFS	0.00	(81.87)	
TOTAL INCOME	148.65	49,073.18	46,800.00
EXPENSES			
BANK FEES	0.00	6.54	
ELECTRICITY	20.84	96.68	250.00
INSURANCE (LIABILITY)	236.33	1,654.31	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,352.65	2,205.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	1,370.53	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	15,000.00
GROUNDS MAINTENANCE	608.75	2,435.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	150.00	1,185.68	
IRRIGATION MAINTENANCE	225.00	1,575.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	674.00	1,550.49	0.00
TOTAL MAINTENANCE	1,657.75	6,746.17	26,525.00
MEETING EXPENSES	0.00	379.32	650.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
RESERVE STUDIES	0.00	0.00	2,000.00
POSTAGE AND COPIES	0.00	0.00	500.00
PROPERTY MANAGEMENT FEES	1,150.00	8,050.00	13,800.00
RETURNED CHECKS	0.00	0.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	186.92	110.00
WEBSITE	0.00	172.00	300.00
TOTAL EXPENSES	3,064.92	21,015.12	56,190.00
NET ORDINARY INCOME	(2,916.27)	28,058.06	(9,390.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	5.37	46.26	1,500.00
MISCELLANEOUS INCOME	0.00	96.46	0.00
TOTAL OTHER INCOME/EXPENSE	5.37	142.72	1,500.00
NET INCOME	(2,910.90)	28,200.78	(7,890.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		37,448.06	
FENCE RESERVE		40,000.00	
IRRIGATION SYSTEM RESERVE		45,000.00	
LANDSCAPE MODIFICATION RESERVE		15,000.00	
HARD TIMES RESERVE		15,000.00	
EXCESS FUNDS		49,119.80	
TOTAL FUNDS		201,567.86	