

**COMSTOCK ESTATES HOA
BALANCE SHEET
FEBRUARY, 2022**

| | <u>JANUARY</u> | <u>FEBRUARY</u> |
|---------------------------------------|--------------------------|--------------------------|
| ASSETS | | |
| CURRENT ASSETS | | |
| BANK OF THE WEST - CHECKING | 44,662.27 | 45,077.08 |
| BANK OF THE WEST - C/D | 84,371.06 | 84,371.06 |
| BANK OF THE WEST - M/M | 70,234.84 | 70,236.69 |
| TOTAL CASH IN BANK | <u>199,268.17</u> | <u>199,684.83</u> |
| ACCOUNTS RECEIVABLE | | |
| HOA ASSESSMENTS & FEES - 2022 | 15,694.07 | 8,025.58 |
| HOA ASSESSMENTS & FEES -PRIOR YEARS | 3,738.80 | 5,748.89 |
| TOTAL ACCOUNTS RECEIVABLE | <u>19,432.87</u> | <u>13,774.47</u> |
| OTHER ASSETS | | |
| UNDEPOSITED FUNDS-PAYPAL | 4,815.00 | 6,860.00 |
| PREPAID EXPENSES (INSURANCE) | 2,599.67 | 2,363.34 |
| REIMBURSABLE EXPENSES | 408.50 | 408.50 |
| DEPOSITS | 1,009.95 | 1,009.95 |
| TOTAL OTHER ASSETS | <u>8,833.12</u> | <u>10,641.79</u> |
| TOTAL ASSETS | <u><u>227,534.16</u></u> | <u><u>224,101.09</u></u> |
| LIABILITIES & EQUITY | | |
| CURRENT LIABILITIES | | |
| ACCOUNTS PAYABLE | 225.00 | 450.00 |
| TOTAL CURRENT LIABILITIES | <u>225.00</u> | <u>450.00</u> |
| EQUITY | | |
| OWNERS' EQUITY | 21,421.48 | 21,421.48 |
| RETAINED EARNINGS | 161,746.85 | 160,656.85 |
| NET INCOME | 44,140.83 | 41,572.76 |
| TOTAL EQUITY | <u>227,309.16</u> | <u>223,651.09</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>227,534.16</u></u> | <u><u>224,101.09</u></u> |

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
FEBRUARY 28, 2022**

| | FEBRUARY MONTH | FEBRUARY YEAR TO DATE | BUDGET 2022 |
|--------------------------------------|-------------------|--------------------------|-------------------|
| INCOME | | | |
| FINANCE CHARGES | 171.98 | 353.96 | |
| HOA ASSESSMENTS | | 46,950.00 | 46,800.00 |
| LATE FEES | | 1,150.00 | |
| LEGAL FEES | 157.52 | 157.52 | |
| LIEN FEES | 0.00 | 0.00 | |
| VIOLATION FEES | 0.00 | 0.00 | |
| WRITE OFFS | 0.00 | (0.90) | |
| TOTAL INCOME | <u>329.50</u> | <u>48,610.58</u> | <u>46,800.00</u> |
| EXPENSES | | | |
| BANK FEES | 3.00 | 0.00 | |
| ELECTRICITY | 12.64 | 25.28 | 250.00 |
| INSURANCE (LIABILITY) | 236.33 | 472.66 | 3,100.00 |
| IRRIGATION (G/V SHARES - ELMWD) | 0.00 | 1,360.65 | 2,205.00 |
| IRRIGATION PROJECT | 0.00 | 0.00 | 5,000.00 |
| LEGAL AND ACCOUNTING | 1,160.53 | 1,325.53 | 1,500.00 |
| MAINTENANCE: | | | |
| FENCE MAINTENANCE | 0.00 | 0.00 | 15,000.00 |
| GROUNDS MAINTENANCE | 0.00 | 7.68 | 8,825.00 |
| GROUNDS MAINTENANCE - REPAIRS | 0.00 | 550.00 | |
| IRRIGATION MAINTENANCE | 225.00 | 450.00 | 2,700.00 |
| IRRIGATION MAINTENANCE - REPAIRS | 0.00 | 0.00 | 0.00 |
| TOTAL MAINTENANCE | <u>225.00</u> | <u>1,007.68</u> | <u>26,525.00</u> |
| MEETING EXPENSES | 137.02 | 379.32 | 650.00 |
| MISCELLANEOUS EXPENSES | 0.00 | 0.00 | 250.00 |
| RESERVE STUDIES | | | 2,000.00 |
| POSTAGE AND COPIES | 0.00 | 0.00 | 500.00 |
| PROPERTY MANAGEMENT FEES | 1,150.00 | 2,300.00 | 13,800.00 |
| RETURNED CHECKS | 0.00 | 0.00 | |
| SIGNS | 0.00 | 0.00 | 2,000.00 |
| TAXES AND LICENSES | 0.00 | 176.92 | 110.00 |
| WEBSITE | 0.00 | 0.00 | 300.00 |
| TOTAL EXPENSES | <u>2,924.52</u> | <u>7,048.04</u> | <u>56,190.00</u> |
| NET ORDINARY INCOME | (2,595.02) | 41,562.54 | (9,390.00) |
| OTHER INCOME/EXPENSE | | | |
| INTEREST EARNED | 4.85 | 10.22 | 1,500.00 |
| UNREIMBURSED INCOME | 0.00 | 0.00 | 0.00 |
| TOTAL OTHER INCOME/EXPENSE | <u>4.85</u> | <u>10.22</u> | <u>1,500.00</u> |
| NET INCOME | <u>(2,590.17)</u> | <u>41,572.76</u> | <u>(7,890.00)</u> |
| OPERATING & RESERVE FUNDS | | | |
| CURRENT YEAR OPERATIONS | | 50,952.54 | |
| 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 | | 33,732.29 | |
| TOTAL FUNDS | | <u>199,684.83</u> | |