

**COMSTOCK ESTATES HOA
BALANCE SHEET
JANUARY 31, 2022**

	<u>DECEMBER</u>	<u>JANUARY</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	22,374.46	44,662.27
BANK OF THE WEST - C/D	84,368.69	84,371.06
BANK OF THE WEST - M/M	70,234.84	70,234.84
TOTAL CASH IN BANK	<u>176,977.99</u>	<u>199,268.17</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2021/2022	2,328.56	15,694.07
HOA ASSESSMENTS & FEES -PRIOR YEARS	3,738.80	3,738.80
TOTAL ACCOUNTS RECEIVABLE	<u>6,067.36</u>	<u>19,432.87</u>
OTHER ASSETS		
UNDEPOSITED FUNDS-PAYPAL	0.00	4,815.00
PREPAID EXPENSES (INSURANCE)	0.00	2,599.67
REIMBURSABLE EXPENSES	408.50	408.50
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>1,418.45</u>	<u>8,833.12</u>
TOTAL ASSETS	<u>184,463.80</u>	<u>227,534.16</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,144.46	225.00
PREPAID ASSESSMENTS - 2021	168.47	0.00
TOTAL CURRENT LIABILITIES	<u>1,312.93</u>	<u>225.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	145,719.64	161,746.85
NET INCOME	16,009.75	44,140.83
TOTAL EQUITY	<u>183,150.87</u>	<u>227,309.16</u>
TOTAL LIABILITIES & EQUITY	<u>184,463.80</u>	<u>227,534.16</u>

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

	JANUARY MONTH	JANUARY YEAR TO DATE	BUDGET 2021
INCOME			
FINANCE CHARGES	248.98	248.98	
HOA ASSESSMENTS	46,800.00	46,800.00	46,800.00
LATE FEES	1,850.00	1,850.00	
LEGAL FEES	0.00	0.00	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	0.00	0.00	
TOTAL INCOME	48,898.98	48,898.98	46,800.00
EXPENSES			
BANK FEES	(3.00)	(3.00)	
ELECTRICITY	12.64	12.64	250.00
INSURANCE (LIABILITY)	236.33	236.33	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	1,360.65	1,360.65	2,205.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	165.00	165.00	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	15,000.00
GROUNDS MAINTENANCE	640.00	640.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	550.00	550.00	
IRRIGATION MAINTENANCE	225.00	225.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	0.00
TOTAL MAINTENANCE	1,415.00	1,415.00	26,525.00
MEETING EXPENSES	242.30	242.30	650.00
MISCELLANEOUS EXPENSES	7.68	7.68	250.00
RESERVE STUDIES			2,000.00
POSTAGE AND COPIES	0.00	0.00	500.00
PROPERTY MANAGEMENT FEES	1,150.00	1,150.00	13,800.00
RETURNED CHECKS	0.00	0.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	176.92	176.92	110.00
WEBSITE	0.00	0.00	300.00
TOTAL EXPENSES	4,763.52	4,763.52	56,190.00
NET ORDINARY INCOME	44,135.46	44,135.46	(9,390.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	5.37	5.37	1,500.00
UNREIMBURSED INCOME	0.00	0.00	0.00
TOTAL OTHER INCOME/EXPENSE	5.37	5.37	1,500.00
NET INCOME	44,140.83	44,140.83	(7,890.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		53,525.46	
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		30,742.71	
TOTAL FUNDS		199,268.17	