

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

	<u>MARCH</u>	<u>APRIL</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	46,085.29	54,443.34
BANK OF THE WEST - C/D	84,373.60	84,374.88
BANK OF THE WEST - M/M	70,238.43	70,235.83
TOTAL CASH IN BANK	<u>200,697.32</u>	<u>209,054.05</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2022	5,141.83	2,777.66
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,748.89	5,598.89
TOTAL ACCOUNTS RECEIVABLE	<u>10,890.72</u>	<u>8,376.55</u>
OTHER ASSETS		
UNDEPOSITED FUNDS-PAYPAL	7,050.00	0.00
PREPAID EXPENSES (INSURANCE)	2,127.01	1,890.68
REIMBURSABLE EXPENSES	408.50	408.50
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>10,595.46</u>	<u>3,309.13</u>
TOTAL ASSETS	<u><u>222,183.50</u></u>	<u><u>220,739.73</u></u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	(225.00)	608.75
TOTAL CURRENT LIABILITIES	<u>(225.00)</u>	<u>608.75</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	161,106.85	161,106.85
NET INCOME	39,880.17	37,602.65
TOTAL EQUITY	<u>222,408.50</u>	<u>220,130.98</u>
TOTAL LIABILITIES & EQUITY	<u><u>222,183.50</u></u>	<u><u>220,739.73</u></u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
APRIL 30, 2022**

	APRIL MONTH	JAN-APRIL YEAR TO DATE	BUDGET 2022
INCOME			
FINANCE CHARGES	157.57	490.09	
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES		1,114.94	
LEGAL FEES	0.00	157.52	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	0.00	(48.51)	
TOTAL INCOME	157.57	48,514.04	46,800.00
EXPENSES			
BANK FEES	8.34	8.97	
ELECTRICITY	12.64	50.56	250.00
INSURANCE (LIABILITY)	236.33	945.32	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	0.00	1,325.53	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	15,000.00
GROUNDS MAINTENANCE	608.75	1,158.75	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	7.68	
IRRIGATION MAINTENANCE	225.00	900.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS		115.76	0.00
TOTAL MAINTENANCE	833.75	2,182.19	26,525.00
MEETING EXPENSES	0.00	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	4,600.00	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	2,241.06	11,029.46	56,190.00
NET ORDINARY INCOME	(2,083.49)	37,484.58	(9,390.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	3.48	21.61	1,500.00
MISCELLANEOUS INCOME	96.46	96.46	0.00
TOTAL OTHER INCOME/EXPENSE	99.94	118.07	1,500.00
NET INCOME	(1,983.55)	37,602.65	(7,890.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		46,874.58	
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		47,179.47	
TOTAL FUNDS		209,054.05	