

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

	<u>APRIL</u>	<u>MAY</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	54,443.34	52,930.47
BANK OF THE WEST - C/D	84,374.88	84,374.88
BANK OF THE WEST - M/M	70,235.83	70,246.00
TOTAL CASH IN BANK	<u>209,054.05</u>	<u>207,551.35</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2022	2,777.66	2,398.95
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,598.89	5,598.89
TOTAL ACCOUNTS RECEIVABLE	<u>8,376.55</u>	<u>7,997.84</u>
OTHER ASSETS		
UNDEPOSITED FUNDS-PAYPAL	0.00	0.00
PREPAID EXPENSES (INSURANCE)	1,890.68	1,654.35
REIMBURSABLE EXPENSES	408.50	408.50
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>3,309.13</u>	<u>3,072.80</u>
TOTAL ASSETS	<u><u>220,739.73</u></u>	<u><u>218,621.99</u></u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	608.75	1,758.75
TOTAL CURRENT LIABILITIES	<u>608.75</u>	<u>1,758.75</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	161,106.85	161,103.85
NET INCOME	37,602.65	34,337.91
TOTAL EQUITY	<u>220,130.98</u>	<u>216,863.24</u>
TOTAL LIABILITIES & EQUITY	<u><u>220,739.73</u></u>	<u><u>218,621.99</u></u>

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

	MAY	JAN-MAY	BUDGET
	MONTH	YEAR TO DATE	2022
INCOME			
FINANCE CHARGES	150.69	640.78	
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES		1,128.06	
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	150.69	48,677.85	46,800.00
EXPENSES			
BANK FEES		6.54	
ELECTRICITY	12.64	63.20	250.00
INSURANCE (LIABILITY)	236.33	1,181.65	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	992.00	2,352.65	2,205.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	45.00	1,370.53	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00		15,000.00
GROUNDS MAINTENANCE	608.75	1,767.50	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	7.68	
IRRIGATION MAINTENANCE	225.00	1,125.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS		115.76	0.00
TOTAL MAINTENANCE	833.75	3,015.94	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	5,750.00	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	172.00	172.00	300.00
TOTAL EXPENSES	3,441.72	14,468.75	56,190.00
NET ORDINARY INCOME	(3,291.03)	34,209.10	(9,390.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	5.37	32.35	1,500.00
MISCELLANEOUS INCOME	0.00	96.46	0.00
TOTAL OTHER INCOME/EXPENSE	5.37	128.81	1,500.00
NET INCOME	(3,285.66)	34,337.91	(7,890.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		43,599.10	
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		48,952.25	
TOTAL FUNDS		207,551.35	