

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

	<u>JUNE</u>	<u>JULY</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	48,310.35	46,935.09
BANK OF THE WEST - C/D	84,378.22	84,378.22
BANK OF THE WEST - M/M	70,251.20	70,256.57
TOTAL CASH IN BANK	<u>202,939.77</u>	<u>201,569.88</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2022	2,645.63	2,107.20
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,598.89	5,598.89
TOTAL ACCOUNTS RECEIVABLE	<u>8,244.52</u>	<u>7,706.09</u>
OTHER ASSETS		
UNDEPOSITED FUNDS-PAYPAL	0.00	0.00
PREPAID EXPENSES (INSURANCE)	1,418.02	1,181.69
REIMBURSABLE EXPENSES	408.50	408.50
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>2,836.47</u>	<u>2,600.14</u>
TOTAL ASSETS	<u>214,020.76</u>	<u>211,876.11</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	383.75	1,150.00
TOTAL CURRENT LIABILITIES	<u>383.75</u>	<u>1,150.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	161,103.85	161,103.85
NET INCOME	31,111.68	28,200.78
TOTAL EQUITY	<u>213,637.01</u>	<u>210,726.11</u>
TOTAL LIABILITIES & EQUITY	<u>214,020.76</u>	<u>211,876.11</u>

**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	