

**COMSTOCK ESTATES HOA
BALANCE SHEET
DECEMBER, 22**

	<u>NOVEMBER</u>	<u>DECEMBER</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	38,751.89	38,814.05
BANK OF THE WEST - C/D	0.00	0.00
BANK OF THE WEST - M/M	154,670.58	154,681.09
TOTAL CASH IN BANK	<u>193,422.47</u>	<u>193,495.14</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2022	482.36	534.55
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,598.89	5,666.39
TOTAL ACCOUNTS RECEIVABLE	<u>6,081.25</u>	<u>6,200.94</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	834.45	150.00
PREPAID EXPENSES (INSURANCE)	236.37	0.00
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>2,080.77</u>	<u>1,159.95</u>
TOTAL ASSETS	<u><u>201,584.49</u></u>	<u><u>200,856.03</u></u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,533.75	2,300.00
TOTAL CURRENT LIABILITIES	<u>1,533.75</u>	<u>2,300.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	160,555.85	160,555.85
NET INCOME	18,073.41	16,578.70
TOTAL EQUITY	<u>200,050.74</u>	<u>198,556.03</u>
TOTAL LIABILITIES & EQUITY	<u><u>201,584.49</u></u>	<u><u>200,856.03</u></u>

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

	DECEMBER MONTH	JAN-DEC YEAR TO DATE	BUDGET 2022
INCOME			
FINANCE CHARGES	123.14	1,493.45	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	998.75	
LEGAL FEES	0.00	118.14	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	300.00	
WRITE OFFS	0.00	(115.78)	
TOTAL INCOME	123.14	49,594.56	46,800.00
EXPENSES			
BANK FEES	0.00	6.54	
ELECTRICITY	13.54	209.64	250.00
INSURANCE (LIABILITY)	236.37	2,836.00	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	1,388.53	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	15,000.00
GROUNDS MAINTENANCE	0.00	4,870.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	1,905.68	
IRRIGATION MAINTENANCE	225.00	2,700.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	1,550.49	0.00
TOTAL MAINTENANCE	225.00	11,026.17	26,525.00
MEETING EXPENSES	0.00	379.32	650.00
MISCELLANEOUS EXPENSES	0.00	799.05	250.00
RESERVE STUDIES	0.00	0.00	2,000.00
POSTAGE AND COPIES	0.00	48.00	500.00
PROPERTY MANAGEMENT FEES	1,150.00	13,800.00	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	1,624.91	33,204.82	56,190.00
NET ORDINARY INCOME	(1,501.77)	16,389.74	(9,390.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	10.51	92.56	1,500.00
MISCELLANEOUS INCOME	0.00	96.46	0.00
TOTAL OTHER INCOME/EXPENSE	10.51	189.02	1,500.00
NET INCOME	(1,491.26)	16,578.76	(7,890.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		25,779.74	
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		52,715.40	
TOTAL FUNDS		193,495.14	