

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

	<u>OCTOBER</u>	<u>NOVEMBER</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	39,452.03	38,751.89
BANK OF THE WEST - C/D	0.00	0.00
BANK OF THE WEST - M/M	154,660.41	154,670.58
TOTAL CASH IN BANK	<u>194,112.44</u>	<u>193,422.47</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2022	1,115.90	482.36
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,598.89	5,598.89
TOTAL ACCOUNTS RECEIVABLE	<u>6,714.79</u>	<u>6,081.25</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	150.00	834.45
PREPAID EXPENSES (INSURANCE)	472.70	236.37
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>1,632.65</u>	<u>2,080.77</u>
TOTAL ASSETS	<u>202,459.88</u>	<u>201,584.49</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	225.00	1,533.75
TOTAL CURRENT LIABILITIES	<u>225.00</u>	<u>1,533.75</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	160,555.85	160,555.85
NET INCOME	20,257.55	18,073.41
TOTAL EQUITY	<u>202,234.88</u>	<u>200,050.74</u>
TOTAL LIABILITIES & EQUITY	<u>202,459.88</u>	<u>201,584.49</u>

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

	NOVEMBER MONTH	JAN-NOV YEAR TO DATE	BUDGET 2022
INCOME			
FINANCE CHARGES	91.85	1,373.70	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	998.75	
LEGAL FEES	(39.38)	118.14	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	300.00	
WRITE OFFS	0.00	(115.78)	
TOTAL INCOME	52.47	49,474.81	46,800.00
EXPENSES			
BANK FEES	0.00	6.54	
ELECTRICITY	25.14	196.10	250.00
INSURANCE (LIABILITY)	236.33	2,599.63	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	608.75	4,870.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	1,905.68	
IRRIGATION MAINTENANCE	225.00	2,475.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	1,550.49	0.00
TOTAL MAINTENANCE	833.75	10,801.17	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	12,650.00	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	2,245.22	31,579.91	56,190.00
NET ORDINARY INCOME	(2,192.75)	17,894.90	(9,390.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	10.17	82.05	1,500.00
MISCELLANEOUS INCOME	0.00	96.46	0.00
TOTAL OTHER INCOME/EXPENSE	10.17	178.51	1,500.00
NET INCOME	(2,182.58)	18,073.41	(7,890.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		27,284.90	
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		51,137.57	
TOTAL FUNDS		193,422.47	