

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

	<u>SEPTEMBER</u>	<u>OCTOBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	40,925.49	39,452.03
BANK OF THE WEST - C/D	0.00	0.00
BANK OF THE WEST - M/M	154,649.82	154,660.41
TOTAL CASH IN BANK	<u>195,575.31</u>	<u>194,112.44</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2022	1,384.83	1,115.90
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,598.89	5,598.89
TOTAL ACCOUNTS RECEIVABLE	<u>6,983.72</u>	<u>6,714.79</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	586.91	150.00
PREPAID EXPENSES (INSURANCE)	709.03	472.70
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>2,305.89</u>	<u>1,632.65</u>
<b>TOTAL ASSETS</b>	<u>204,864.92</u>	<u>202,459.88</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	(316.25)	225.00
TOTAL CURRENT LIABILITIES	<u>(316.25)</u>	<u>225.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	160,555.85	160,555.85
NET INCOME	23,203.84	20,257.55
TOTAL EQUITY	<u>205,181.17</u>	<u>202,234.88</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>204,864.92</u>	<u>202,459.88</u>

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

	OCTOBER MONTH	JAN-OCT YEAR TO DATE	BUDGET 2022
<b>INCOME</b>			
FINANCE CHARGES	86.13	1,282.61	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,024.55	
LEGAL FEES	0.00	157.52	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	300.00	
WRITE OFFS	(25.00)	(140.78)	
<b>TOTAL INCOME</b>	<b>61.13</b>	<b>49,423.90</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	6.54	
ELECTRICITY	23.48	170.96	250.00
INSURANCE (LIABILITY)	236.33	2,363.30	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	4,261.25	8,825.00
GROUNDS MAINTENANCE - REPAIRS	720.00	1,905.68	
IRRIGATION MAINTENANCE	225.00	2,250.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	1,550.49	0.00
<b>TOTAL MAINTENANCE</b>	<b>1,553.75</b>	<b>9,967.42</b>	<b>26,525.00</b>
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	11,500.00	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
<b>TOTAL EXPENSES</b>	<b>2,963.56</b>	<b>29,334.69</b>	<b>56,190.00</b>
<b>NET ORDINARY INCOME</b>	<b>(2,902.43)</b>	<b>20,089.21</b>	<b>(9,390.00)</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	10.59	71.88	1,500.00
MISCELLANEOUS INCOME	0.00	96.46	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>10.59</b>	<b>168.34</b>	<b>1,500.00</b>
<b>NET INCOME</b>	<b>(2,891.84)</b>	<b>20,257.55</b>	<b>(7,890.00)</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		29,479.21	
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		49,633.23	
<b>TOTAL FUNDS</b>		<b>194,112.44</b>	