

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

	<u>AUGUST</u>	<u>SEPTEMBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	44,747.55	40,925.49
BANK OF THE WEST - C/D	84,381.27	0.00
BANK OF THE WEST - M/M	70,261.94	154,649.82
TOTAL CASH IN BANK	<u>199,390.76</u>	<u>195,575.31</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2022	1,695.00	1,384.83
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,598.89	5,598.89
TOTAL ACCOUNTS RECEIVABLE	<u>7,293.89</u>	<u>6,983.72</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	100.00	586.91
PREPAID EXPENSES (INSURANCE)	945.36	709.03
REIMBURSABLE EXPENSES	408.50	0.00
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>2,463.81</u>	<u>2,305.89</u>
<b>TOTAL ASSETS</b>	<u>209,148.46</u>	<u>204,864.92</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	1,375.00	(316.25)
TOTAL CURRENT LIABILITIES	<u>1,375.00</u>	<u>(316.25)</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	161,103.85	160,555.85
NET INCOME	25,248.13	23,203.84
TOTAL EQUITY	<u>207,773.46</u>	<u>205,181.17</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>209,148.46</u>	<u>204,864.92</u>

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

	SEPTEMBER MONTH	JAN-SEPT YEAR TO DATE	BUDGET 2022
<b>INCOME</b>			
FINANCE CHARGES	134.24	1,197.42	
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES	0.00	1,078.06	
LEGAL FEES	0.00	157.52	
LIEN FEES	0.00	0.00	
VIOLATION FEES	75.00	300.00	
WRITE OFFS	0.00	(115.78)	
<b>TOTAL INCOME</b>	<b>209.24</b>	<b>49,417.22</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	6.54	
ELECTRICITY	22.06	147.48	250.00
INSURANCE (LIABILITY)	236.33	2,126.97	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	3,652.50	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	1,185.68	
IRRIGATION MAINTENANCE	225.00	2,025.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	1,550.49	0.00
<b>TOTAL MAINTENANCE</b>	<b>833.75</b>	<b>8,413.67</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	10,350.00	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>2,242.14</b>	<b>26,371.13</b>	<b>56,190.00</b>
<b>NET ORDINARY INCOME</b>	<b>(2,032.90)</b>	<b>23,046.09</b>	<b>(9,390.00)</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	6.61	61.29	1,500.00
MISCELLANEOUS INCOME	0.00	96.46	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>6.61</b>	<b>157.75</b>	<b>1,500.00</b>
<b>NET INCOME</b>	<b>(2,026.29)</b>	<b>23,203.84</b>	<b>(7,890.00)</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		32,436.09	
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		48,139.22	
<b>TOTAL FUNDS</b>		<b>195,575.31</b>	