

**COMSTOCK ESTATES HOA
BALANCE SHEET
FEBRUARY, 2023**

	<u>JANUARY</u>	<u>FEBRUARY</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	52,642.74	62,258.96
BANK OF THE WEST - CHECKING	7,585.10	7,585.10
BANK OF THE WEST - M/M	154,681.09	154,681.09
TOTAL CASH IN BANK	<u>214,908.93</u>	<u>224,525.15</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2023	8,773.48	7,236.12
HOA ASSESSMENTS & FEES - PRIOR YEARS	6,193.35	6,147.90
TOTAL ACCOUNTS RECEIVABLE	<u>14,966.83</u>	<u>13,384.02</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	9,000.00	150.00
PREPAID EXPENSES (INSURANCE)	2,625.33	2,386.66
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>12,635.28</u>	<u>3,546.61</u>
TOTAL ASSETS	<u>242,511.04</u>	<u>241,455.78</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	225.00	1,600.00
TOTAL CURRENT LIABILITIES	<u>225.00</u>	<u>1,600.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	174,941.96	174,896.51
NET INCOME	45,922.60	43,537.79
TOTAL EQUITY	<u>242,286.04</u>	<u>239,855.78</u>
TOTAL LIABILITIES & EQUITY	<u>242,511.04</u>	<u>241,455.78</u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS COMPRISON
FEBRUARY 28, 2023**

	FEBRUARY MONTH	JAN - FEB YEAR TO DATE	BUDGET 2,023.00
INCOME			
FINANCE CHARGES	212.64	452.21	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,175.00	
LEGAL FEES	0.00	0.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	0.00	0.00	
TOTAL INCOME	212.64	48,427.21	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	
ELECTRICITY	0.00	12.89	250.00
INSURANCE (LIABILITY)	238.67	477.34	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	0.00	2,400.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE:			
DRY POND MAINTENANCE	0.00	0.00	8,000.00
FENCE MAINTENANCE	0.00	64.90	8,000.00
GROUNDS MAINTENANCE	0.00	0.00	7,606.00
GROUNDS MAINTENANCE - REPAIRS	0.00	500.00	2,000.00
IRRIGATION MAINTENANCE	225.00	450.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	1,500.00
TOTAL MAINTENANCE	225.00	1,014.90	29,806.00
MEETING EXPENSES	162.30	162.30	500.00
MISCELLANEOUS EXPENSES	0.00	100.51	250.00
POSTAGE AND COPIES	490.72	490.72	150.00
PROPERTY MANAGEMENT FEES	1,150.00	2,300.00	13,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
RETURNED CHECKS	150.00	150.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	180.76	180.76	200.00
WEBSITE	0.00	0.00	300.00
TOTAL EXPENSES	2,597.45	4,889.42	60,956.00
NET ORDINARY INCOME	-2,384.81	43,537.79	-14,156.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	0.00	0.00	150.00
TRANSFER FENCE/LANDSCAPE RESERVE	0.00	0.00	16,000.00
TOTAL OTHER INCOME/EXPENSE	0.00	0.00	16,150.00
NET INCOME	-2,384.81	43,537.79	1,994.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		60,078.60	
FENCE RESERVE		55,000.00	
IRRIGATION SYSTEM RESERVE		45,000.00	
LANDSCAPE MODIFICATION RESERVE		16,000.00	
EXCESS FUNDS		48,446.55	
TOTAL FUNDS		224,525.15	