

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

	<u>JANUARY</u>	<u>JANUARY</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	52,642.74	52,642.74
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>214,908.93</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2023	8,773.48	8,773.48
HOA ASSESSMENTS & FEES -PRIOR YEARS	6,193.35	6,193.35
TOTAL ACCOUNTS RECEIVABLE	<u>14,966.83</u>	<u>14,966.83</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	9,000.00	9,000.00
PREPAID EXPENSES (INSURANCE)	2,625.33	2,625.33
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>12,635.28</u>	<u>12,635.28</u>
TOTAL ASSETS	<u>242,511.04</u>	<u>242,511.04</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	225.00	225.00
TOTAL CURRENT LIABILITIES	<u>225.00</u>	<u>225.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	174,941.96	174,941.96
NET INCOME	45,922.60	45,922.60
TOTAL EQUITY	<u>242,286.04</u>	<u>242,286.04</u>
TOTAL LIABILITIES & EQUITY	<u>242,511.04</u>	<u>242,511.04</u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
JANUARY 31, 2023**

	JANUARY MONTH	JANUARY YEAR TO DATE	BUDGET 2023
INCOME			
FINANCE CHARGES	239.57	239.57	
HOA ASSESSMENTS	46,800.00	46,800.00	46,800.00
LATE FEES	1,175.00	1,175.00	
LEGAL FEES	0.00	0.00	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	0.00	0.00	
TOTAL INCOME	48,214.57	48,214.57	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	
ELECTRICITY	12.89	12.89	250.00
INSURANCE (LIABILITY)	238.67	238.67	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:		0.00	
DRY POND MAINTENANCE	0.00	0.00	8,000.00
FENCE MAINTENANCE	64.90	64.90	8,000.00
GROUNDS MAINTENANCE	0.00	0.00	7,606.00
GROUNDS MAINTENANCE - REPAIRS	500.00	500.00	2,000.00
IRRIGATION MAINTENANCE	225.00	225.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	1,500.00
TOTAL MAINTENANCE	789.90	789.90	29,806.00
MEETING EXPENSES	100.51	100.51	500.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
POSTAGE AND COPIES	0.00	0.00	150.00
PROPERTY MANAGEMENT FEES	1,150.00	1,150.00	13,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
RETURNED CHECKS	0.00	0.00	0.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	0.00	200.00
WEBSITE	0.00	0.00	300.00
TOTAL EXPENSES	2,291.97	2,291.97	60,956.00
NET ORDINARY INCOME	45,922.60	45,922.60	(14,156.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED		0.00	150.00
TRANSFER FENCE/LANDSCAPE RESERVE		0.00	16,000.00
UNREIMBURSED INCOME	0.00	0.00	0.00
TOTAL OTHER INCOME/EXPENSE	0.00	0.00	16,150.00
NET INCOME	45,922.60	45,922.60	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		38,830.33	
TOTAL FUNDS		214,908.93	