

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

	<u>FEBRUARY</u>	<u>MARCH</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	61,108.96	57,210.26
BANK OF THE WEST -CHECKING	7,572.21	7,519.32
BANK OF THE WEST - M/M	154,681.09	154,681.09
TOTAL CASH IN BANK	<u>223,362.26</u>	<u>219,410.67</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2023	7,190.67	7,078.93
HOA ASSESSMENTS & FEES -PRIOR YEARS	6,193.35	6,147.90
TOTAL ACCOUNTS RECEIVABLE	<u>13,384.02</u>	<u>13,226.83</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	150.00	150.00
PREPAID EXPENSES (INSURANCE)	2,386.66	2,147.99
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>3,546.61</u>	<u>3,307.94</u>
TOTAL ASSETS	<u><u>240,292.89</u></u>	<u><u>235,945.44</u></u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	450.00	0.00
TOTAL CURRENT LIABILITIES	<u>450.00</u>	<u>0.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	174,896.51	174,896.51
NET INCOME	43,524.90	39,627.45
TOTAL EQUITY	<u>239,842.89</u>	<u>235,945.44</u>
TOTAL LIABILITIES & EQUITY	<u><u>240,292.89</u></u>	<u><u>235,945.44</u></u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
MARCH, 2023**

	MARCH	JAN-MARCH	BUDGET
	MONTH	YEAR TO DATE	2023
INCOME			
FINANCE CHARGES	347.39	799.60	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,175.00	
LEGAL FEES	0.00	0.00	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	(26.90)	(26.90)	
TOTAL INCOME	320.49	48,747.70	46,800.00
EXPENSES			
BANK FEES	40.00	40.00	0.00
ELECTRICITY	12.89	38.67	250.00
INSURANCE (LIABILITY)	238.67	716.01	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	1,401.38	1,401.38	2,400.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	900.00	900.00	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	250.00	750.00	2,000.00
IRRIGATION MAINTENANCE	225.00	675.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	1,500.00
TOTAL MAINTENANCE	475.00	1,489.90	29,806.00
MEETING EXPENSES	0.00	162.30	500.00
MISCELLANEOUS EXPENSES	0.00	100.51	250.00
POSTAGE AND COPIES	0.00	490.72	150.00
PROPERTY MANAGEMENT FEES	1,150.00	3,450.00	13,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
RETURNED CHECKS	0.00	150.00	0.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	180.76	200.00
WEBSITE	0.00	0.00	300.00
TOTAL EXPENSES	4,217.94	9,120.25	60,956.00
NET ORDINARY INCOME	(3,897.45)	39,627.45	(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
UNREIMBURSED INCOME	0.00	0.00	0.00
TOTAL OTHER INCOME/EXPENSE	0.00	0.00	16,150.00
NET INCOME	(3,897.45)	39,627.45	1,994.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		53,783.45	
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		50,627.22	
TOTAL FUNDS		219,410.67	