

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

	<u>APRIL</u>	<u>MAY</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	55,712.95	55,030.39
ALPINE BANK - HOA RESERVES	154,765.86	154,798.73
BANK OF THE WEST -CHECKING	7,466.43	7,413.54
TOTAL CASH IN BANK	<u>217,945.24</u>	<u>217,242.66</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2023	6,809.58	6,147.90
HOA ASSESSMENTS & FEES -PRIOR YEARS	6,147.90	5,233.75
TOTAL ACCOUNTS RECEIVABLE	<u>12,957.48</u>	<u>11,381.65</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	150.00	150.00
PREPAID EXPENSES (INSURANCE)	1,909.32	1,670.65
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>3,069.27</u>	<u>2,830.60</u>
TOTAL ASSETS	<u><u>233,971.99</u></u>	<u><u>231,454.91</u></u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	225.00	1,150.00
TOTAL CURRENT LIABILITIES	<u>225.00</u>	<u>1,150.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	174,896.51	174,896.51
NET INCOME	37,429.00	33,986.92
TOTAL EQUITY	<u>233,746.99</u>	<u>230,304.91</u>
TOTAL LIABILITIES & EQUITY	<u><u>233,971.99</u></u>	<u><u>231,454.91</u></u>

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

	MAY MONTH	MAY YEAR TO DATE	BUDGET 2023
INCOME			
FINANCE CHARGES	200.28	1,102.31	
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	(183.12)	(210.02)	
TOTAL INCOME	17.16	48,867.29	46,800.00
EXPENSES			
BANK FEES	40.00	120.00	
ELECTRICITY	12.89	64.45	250.00
INSURANCE (LIABILITY)	238.67	1,193.35	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,401.38	2,400.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	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 - CONTRACT	737.32	1,474.64	7,606.00
GROUNDS MAINTENANCE - REPAIRS	0.00	750.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	1,125.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	960.00	960.00	1,500.00
TOTAL MAINTENANCE	1,922.32	4,374.54	29,806.00
MEETING EXPENSES	0.00	262.30	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	5,750.00	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	10.00	190.76	200.00
WEBSITE	0.00	0.00	300.00
TOTAL EXPENSES	3,373.88	14,998.01	60,956.00
NET ORDINARY INCOME	(3,356.72)	33,869.28	(14,156.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	32.87	117.64	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	32.87	117.64	16,150.00
NET INCOME	(3,323.85)	33,986.92	1,994.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		48,025.28	
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		44,217.38	
TOTAL FUNDS		217,242.66	