

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
OCTOBER 31, 2019**

	<u>SEPTEMBER</u>	<u>OCTOBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
CASH IN BANK - BANK OF THE WEST		64,595.27
CASH IN BANK - ALPINE	68,560.00	2,160.00
CASH IN BANK - SAVINGS	80,108.12	80,112.95
TOTAL CASH IN BANK	<u>148,668.12</u>	<u>146,868.22</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2019	2,706.06	2,798.57
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,516.62	2,516.62
TOTAL ACCOUNTS RECEIVABLE	<u>5,222.68</u>	<u>5,315.19</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	709.03	472.70
DEPOSITS	1,185.00	1,185.00
TOTAL OTHER ASSETS	<u>1,894.03</u>	<u>1,657.70</u>
<b>TOTAL ASSETS</b>	<u>155,784.83</u>	<u>153,841.11</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	925.00	2,325.00
PREPAID ASSESSMENTS	82.24	82.24
TOTAL CURRENT LIABILITIES	<u>1,007.24</u>	<u>2,407.24</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,617.61	113,617.61
NET INCOME	19,738.50	16,394.78
TOTAL EQUITY	<u>154,777.59</u>	<u>151,433.87</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>155,784.83</u>	<u>153,841.11</u>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
OCTOBER 31, 2019**

	OCTOBER MONTH	JAN-OCT YEAR TO DATE	BUDGET 2019
<b>INCOME</b>			
FINANCE CHARGES	93.14	847.83	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,150.00	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	520.00	
WRITE OFFS	0.00	(522.35)	
<b>TOTAL INCOME</b>	<b>93.14</b>	<b>48,795.48</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
ELECTRICITY	64.73	180.21	250.00
INSURANCE (LIABILITY)	236.33	2,363.30	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,177.46	1,600.00
IRRIGATION PROJECT	0.00	1,125.00	5,000.00
LEGAL AND ACCOUNTING	0.00	50.00	3,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	575.00	
GROUNDS MAINTENANCE	840.00	7,530.00	8,400.00
IRRIGATION MAINTENANCE	225.00	5,534.47	6,000.00
<b>TOTAL MAINTENANCE</b>	<b>1,065.00</b>	<b>13,639.47</b>	<b>14,400.00</b>
MEETING EXPENSES	0.00	24.90	400.00
MISCELLANEOUS EXPENSES	0.00	250.00	0.00
POSTAGE AND COPIES	0.00	238.67	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	11,500.00	13,800.00
REIMBURSED EXPENSES	0.00	100.00	
RETURNED CHECKS	0.00	172.53	
SIGNS	0.00	2,104.25	2,000.00
TAXES AND LICENSES	0.00	60.04	100.00
WEBSITE	25.00	448.03	425.00
<b>TOTAL EXPENSES</b>	<b>2,541.06</b>	<b>33,433.86</b>	<b>45,275.00</b>
<b>NET ORDINARY INCOME</b>	<b>(2,447.92)</b>	<b>15,361.62</b>	
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	4.83	63.84	0.00
UNREIMBURSED INCOME	0.00	969.32	
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>4.83</b>	<b>1,033.16</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>(2,443.09)</b>	<b>16,394.78</b>	<b>0.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		13,836.62	
FENCE RESERVE		55,000.00	
IRRIGATION SYSTEM RESERVE		45,000.00	
LANDSCAPE MODIFICATION RESERVE		15,000.00	
HARD TIMES RESERVE		15,000.00	
EXCESS FUNDS		3,031.60	
<b>TOTAL FUNDS</b>		<b>146,868.22</b>	

COMSTOCK ESTATES HOMEOWNERS ASSOCIATION  
 SEPTEMBER 30, 2019

Property	Per G/L Total @ 10/31	Current Year Assessments & Other Charges										P/Y Unpaid	PP Assmnts	TOTALS as of 09/30
		HOA Assmnt	Late Fee	Finance Charges	Violations	Fines	Write Off	Total Due						
		25.00	25.00	28.91	0.00	0.00	0.00	203.91						
ANT779	203.91	150.00	25.00	28.91	0.00	0.00	0.00	203.91						203.91
CEL580	450.09	150.00	25.00	67.89	0.00	0.00	0.00	242.89			207.20			450.09
COM763	439.04	150.00	25.00	25.47	0.00	35.00	0.00	235.47			203.57			439.04
CRI611	203.91	150.00	25.00	28.91	0.00	0.00	0.00	203.91						203.91
GOL411	772.69	150.00	25.00	118.99	0.00	0.00	0.00	293.99			478.70			772.69
GOL702	-82.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00					-82.24	-82.24
JAS845	241.99	150.00	25.00	31.99	0.00	35.00	0.00	241.99						241.99
MIC556	1,354.78	150.00	25.00	146.75	450.00	0.00	0.00	771.75			583.03			1,354.78
NAN460	1,444.87	150.00	25.00	225.75	0.00	0.00	0.00	400.75			1,044.12			1,444.87
PLA784	203.91	150.00	25.00	28.91	0.00	0.00	0.00	203.91						203.91
	<u>5,232.95</u>	<u>1,350.00</u>	<u>225.00</u>	<u>703.57</u>	<u>450.00</u>	<u>70.00</u>	<u>0.00</u>	<u>2,798.57</u>	<u>0.00</u>	<u>0.00</u>	<u>2,516.62</u>	<u>-82.24</u>		<u>5,232.95</u>

TOTAL INVOICED ASSESSMENTS FOR 2019 46,800.00  
 UNPAID ASSESSMENTS FOR 2019 THROUGH SEPTEMBER 30 -1,350.00  
 TOTAL ASSESSMENT PAYMENTS RECEIVED THRU SEPTEMBER 30 45,450.00

COM763 - CHECK FOR 353.57 RETURNED AT END OF JANUARY - CHECK NEVER REDEPOSITED OR REPLACED.