

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

	<u>NOVEMBER</u>	<u>DECEMBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	7,508.69	6,999.92
BANK OF THE WEST - C/D	83,153.88	83,242.43
BANK OF THE WEST - M/M	50,025.77	50,049.99
CASH IN BANK - ALPINE	2,160.00	0.00
CASH IN BANK - SAVINGS	0.00	0.00
TOTAL CASH IN BANK	<u>142,848.34</u>	<u>140,292.34</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2019	2,736.68	2,812.09
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,313.05	2,313.05
TOTAL ACCOUNTS RECEIVABLE	<u>5,049.73</u>	<u>5,125.14</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	3,097.37	2,836.04
DEPOSITS	1,110.00	1,110.00
TOTAL OTHER ASSETS	<u>4,207.37</u>	<u>3,946.04</u>
<b>TOTAL ASSETS</b>	<u>152,105.44</u>	<u>149,363.52</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	2,075.00	925.00
PREPAID ASSESSMENTS	82.24	82.24
TOTAL CURRENT LIABILITIES	<u>2,157.24</u>	<u>1,007.24</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,617.61	113,617.61
NET INCOME	14,909.11	13,317.19
TOTAL EQUITY	<u>149,948.20</u>	<u>148,356.28</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>152,105.44</u>	<u>149,363.52</u>

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

	DECEMBER MONTH	JAN-DEC YEAR TO DATE	BUDGET 2019
<b>INCOME</b>			
FINANCE CHARGES	89.81	1,297.53	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	874.29	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	595.00	
WRITE OFFS	(14.40)	(536.75)	
<b>TOTAL INCOME</b>	<b>75.41</b>	<b>49,030.07</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
ELECTRICITY	37.74	217.95	250.00
INSURANCE (LIABILITY)	236.33	2,835.96	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	0.00	7,530.00	8,400.00
IRRIGATION MAINTENANCE	225.00	6,051.39	6,000.00
<b>TOTAL MAINTENANCE</b>	<b>225.00</b>	<b>14,156.39</b>	<b>14,400.00</b>
MEETING EXPENSES	0.00	146.15	400.00
MISCELLANEOUS EXPENSES	106.03	356.03	0.00
POSTAGE AND COPIES	0.00	238.67	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	13,800.00	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	498.03	425.00
<b>TOTAL EXPENSES</b>	<b>1,780.10</b>	<b>37,038.46</b>	<b>45,275.00</b>
<b>NET ORDINARY INCOME</b>	<b>(1,704.69)</b>	<b>11,991.61</b>	
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	179.65	243.49	0.00
UNREIMBURSED INCOME	0.00	969.32	
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>179.65</b>	<b>1,212.81</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>(1,525.04)</b>	<b>13,204.42</b>	<b>0.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		10,466.61	
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		(174.27)	
<b>TOTAL FUNDS</b>		<b>140,292.34</b>	