

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
FEBRUARY 29, 2020**

	<u>JANUARY</u>	<u>FEBRUARY</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	37,082.77	42,426.50
BANK OF THE WEST - C/D	83,361.72	83,361.72
BANK OF THE WEST - M/M	50,074.15	50,074.15
TOTAL CASH IN BANK	<u>170,518.64</u>	<u>175,862.37</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2020	9,776.71	8,045.00
HOA ASSESSMENTS & FEES -PRIOR YEARS	4,917.71	4,917.71
TOTAL ACCOUNTS RECEIVABLE	<u>14,694.42</u>	<u>12,962.71</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	4,800.00	0.00
PREPAID EXPENSES (INSURANCE)	2,599.71	2,363.38
DEPOSITS	1,110.00	1,110.00
TOTAL OTHER ASSETS	<u>8,509.71</u>	<u>3,473.38</u>
<b>TOTAL ASSETS</b>	<u>193,722.77</u>	<u>192,298.46</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	25.00	1,425.00
PREPAID ASSESSMENTS	0.00	
TOTAL CURRENT LIABILITIES	<u>25.00</u>	<u>1,425.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	126,709.80	126,709.80
NET INCOME	45,566.49	42,742.18
TOTAL EQUITY	<u>193,697.77</u>	<u>190,873.46</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>193,722.77</u>	<u>192,298.46</u>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
FEBRUARY 29, 2020**

	FEBRUARY MONTH	JAN-FEB YEAR TO DATE	BUDGET 2020
<b>INCOME</b>			
FINANCE CHARGES	205.89	289.84	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,250.00	
<b>TOTAL INCOME</b>	<b>205.89</b>	<b>48,339.84</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	71.50	86.50	0.00
ELECTRICITY	11.37	22.74	250.00
INSURANCE (LIABILITY)	236.33	472.66	2,850.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,212.44	1,600.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	42.46	3,000.00
GROUNDS MAINTENANCE	0.00	0.00	8,400.00
IRRIGATION MAINTENANCE	225.00	450.00	6,000.00
<b>TOTAL MAINTENANCE</b>	<b>225.00</b>	<b>492.46</b>	<b>17,400.00</b>
MEETING EXPENSES	36.00	318.70	400.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
POSTAGE AND COPIES	0.00	0.00	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	2,300.00	13,800.00
REIMBURSED EXPENSES	0.00	0.00	0.00
RETURNED CHECKS	0.00	0.00	0.00
SIGNS	0.00	1,085.61	2,000.00
TAXES AND LICENSES	0.00	0.00	65.00
WEBSITE	25.00	50.00	300.00
<b>TOTAL EXPENSES</b>	<b>1,755.20</b>	<b>6,041.11</b>	<b>46,415.00</b>
<b>NET ORDINARY INCOME</b>	<b>(1,549.31)</b>	<b>42,298.73</b>	
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	0.00	143.45	2,000.00
UNREIMBURSED INCOME	0.00	300.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>0.00</b>	<b>443.45</b>	<b>2,000.00</b>
<b>NET INCOME</b>	<b>(1,549.31)</b>	<b>42,742.18</b>	<b>48,415.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		41,913.73	
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		3,948.64	
<b>TOTAL FUNDS</b>		<b>175,862.37</b>	