

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
OCTOBER 31, 2020**

	<u>SEPTEMBER</u>	<u>OCTOBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	29,359.55	25,783.57
BANK OF THE WEST - C/D	84,298.62	84,304.93
BANK OF THE WEST - M/M	50,152.36	50,157.88
TOTAL CASH IN BANK	<u>163,810.53</u>	<u>160,246.38</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2020	4,086.64	4,580.75
HOA ASSESSMENTS & FEES -PRIOR YEARS	3,541.57	3,466.57
TOTAL ACCOUNTS RECEIVABLE	<u>7,628.21</u>	<u>8,047.32</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	0.00	197.62
PREPAID EXPENSES (INSURANCE)	709.07	472.74
REIMBURSABLE EXPENSES	0.00	1,762.42
DEPOSITS	1,134.95	1,134.95
TOTAL OTHER ASSETS	<u>1,844.02</u>	<u>3,567.73</u>
<b>TOTAL ASSETS</b>	<u>173,282.76</u>	<u>171,861.43</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	1,925.00	510.00
PREPAID ASSESSMENTS	531.79	531.79
TOTAL CURRENT LIABILITIES	<u>2,456.79</u>	<u>1,041.79</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	126,931.10	126,856.10
NET INCOME	22,473.39	22,542.06
TOTAL EQUITY	<u>170,825.97</u>	<u>170,819.64</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>173,282.76</u>	<u>171,861.43</u>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
OCTOBER, 2020**

	OCTOBER MONTH	JAN-OCT YEAR TO DATE	BUDGET 2020
<b>INCOME</b>			
FINANCE CHARGES	138.81	1,587.52	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,250.00	
LEGAL FEES	0.00	200.00	
LIEN FEES	0.00	59.79	
VIOLATION FEES	109.58	1,637.42	
WAIVERS OF FEES	(60.29)	(218.70)	
<b>TOTAL INCOME</b>	<u>188.10</u>	<u>51,316.03</u>	<u>46,800.00</u>
<b>EXPENSES</b>			
BANK FEES	0.00	130.48	0.00
ELECTRICITY	0.00	172.07	250.00
INSURANCE (LIABILITY)	236.33	2,363.30	2,850.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,204.44	1,600.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	120.00	996.10	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	42.46	3,000.00
GROUNDS MAINTENANCE-CONTRACT	735.00	5,145.00	8,400.00
GROUNDS MAINTENANCE-REPAIRS	0.00	247.00	
IRRIGATION MAINTENANCE-CONTRACT	225.00	2,250.00	6,000.00
IRRIGATION MAINTENANCE-REPAIRS	9.40	3,121.72	
<b>TOTAL MAINTENANCE</b>	<u>969.40</u>	<u>10,806.18</u>	<u>17,400.00</u>
MEETING EXPENSES	0.00	628.60	400.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
POSTAGE AND COPIES	0.00	411.32	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	11,500.00	13,800.00
RETURNED ITEMS	0.00	150.00	
SIGNS	0.00	1,206.46	2,000.00
TAXES AND LICENSES	0.00	110.00	65.00
WEBSITE	0.00	587.95	300.00
<b>TOTAL EXPENSES</b>	<u>2,475.73</u>	<u>31,266.90</u>	<u>46,415.00</u>
<b>NET ORDINARY INCOME</b>	<u>(2,287.63)</u>	<u>20,049.13</u>	<u>385.00</u>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	11.83	1,170.39	2,000.00
UNREIMBURSED INCOME	0.00	322.54	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<u>11.83</u>	<u>1,492.93</u>	<u>2,000.00</u>
<b>NET INCOME</b>	<u>(2,275.80)</u>	<u>21,542.06</u>	<u>2,385.00</u>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		19,664.13	
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		10,582.25	
<b>TOTAL FUNDS</b>		<u>160,246.38</u>	