

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
SEPTEMBER 30, 2020**

	<u>AUGUST</u>	<u>SEPTEMBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	31,891.39	29,359.55
BANK OF THE WEST - C/D	84,193.41	84,298.62
BANK OF THE WEST - M/M	50,147.02	50,152.36
TOTAL CASH IN BANK	<u>166,231.82</u>	<u>163,810.53</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2020	4,598.84	4,086.64
HOA ASSESSMENTS & FEES -PRIOR YEARS	3,793.48	3,541.57
TOTAL ACCOUNTS RECEIVABLE	<u>8,392.32</u>	<u>7,628.21</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	344.16	0.00
PREPAID EXPENSES (INSURANCE)	945.40	709.07
DEPOSITS	134.95	1,134.95
TOTAL OTHER ASSETS	<u>1,424.51</u>	<u>1,844.02</u>
<b>TOTAL ASSETS</b>	<u>176,048.65</u>	<u>173,282.76</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	1,660.00	1,925.00
PREPAID ASSESSMENTS	337.63	531.79
TOTAL CURRENT LIABILITIES	<u>1,997.63</u>	<u>2,456.79</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	126,931.10	126,931.10
NET INCOME	25,698.44	22,473.39
TOTAL EQUITY	<u>174,051.02</u>	<u>170,825.97</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>176,048.65</u>	<u>173,282.76</u>

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

	SEPTEMBER MONTH	JAN-SEPT YEAR TO DATE	BUDGET 2020
<b>INCOME</b>			
FINANCE CHARGES	129.45	1,421.08	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,250.00	
LEGAL FEES	0.00	164.00	
VIOLATION FEES	0.00	1,087.84	
WAIVERS OF FEES	(11.97)	(158.41)	
<b>TOTAL INCOME</b>	<u>117.48</u>	<u>50,564.51</u>	<u>46,800.00</u>
<b>EXPENSES</b>			
BANK FEES	0.00	130.48	0.00
ELECTRICITY	55.70	172.07	250.00
INSURANCE (LIABILITY)	236.33	2,126.97	2,850.00
IRRIGATION (G/V SHARES - ELMWD)	992.00	2,204.44	1,600.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	65.05	876.10	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	42.46	3,000.00
GROUNDS MAINTENANCE-CONTRACT	75.00	3,845.00	8,400.00
GROUNDS MAINTENANCE-REPAIRS	0.00		
IRRIGATION MAINTENANCE-CONTRACT	225.00	2,025.00	6,000.00
IRRIGATION MAINTENANCE-REPAIRS	312.50	3,112.32	
<b>TOTAL MAINTENANCE</b>	<u>612.50</u>	<u>9,024.78</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	15.50	411.32	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	10,350.00	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>3,127.08</u>	<u>27,979.17</u>	<u>46,415.00</u>
<b>NET ORDINARY INCOME</b>	<u>(3,009.60)</u>	<u>22,585.34</u>	<u>385.00</u>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	110.55	1,158.56	2,000.00
UNREIMBURSED INCOME	0.00	382.33	0.00
REIMBURSABLE EXPENSES	(476.00)	(1,652.84)	
<b>TOTAL OTHER INCOME/EXPENSE</b>	<u>(365.45)</u>	<u>(111.95)</u>	<u>2,000.00</u>
<b>NET INCOME</b>	<u>(3,375.05)</u>	<u>22,473.39</u>	<u>2,385.00</u>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		22,200.34	
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		11,610.19	
<b>TOTAL FUNDS</b>		<u>163,810.53</u>	