

**COMSTOCK ESTATES HOA
BALANCE SHEET
JANUARY 31, 2021**

	<u>DECEMBER</u>	<u>JANUARY</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	20,784.12	41,544.87
BANK OF THE WEST - C/D	84,315.37	84,322.05
BANK OF THE WEST - M/M	50,168.74	50,174.28
TOTAL CASH IN BANK	<u>155,268.23</u>	<u>176,041.20</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2021	6,270.48	8,487.36
HOA ASSESSMENTS & FEES -PRIOR YEARS	3,466.57	9,736.75
TOTAL ACCOUNTS RECEIVABLE	<u>9,737.05</u>	<u>18,224.11</u>
OTHER ASSETS		
UNDEPOSITED FUNDS-PAYPAL	0.00	11,250.00
PREPAID EXPENSES (INSURANCE)	2,836.00	2,599.75
REIMBURSABLE EXPENSES	3,407.42	4,034.92
DEPOSITS	1,084.95	1,084.95
TOTAL OTHER ASSETS	<u>7,328.37</u>	<u>18,969.62</u>
TOTAL ASSETS	<u><u>172,333.65</u></u>	<u><u>213,234.93</u></u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,660.00	1,245.00
2021 ASSESSMENTS RECEIVED IN DECEMBER	4,050.00	0.00
PREPAID ASSESSMENTS - 2021	204.16	354.16
TOTAL CURRENT LIABILITIES	<u>5,914.16</u>	<u>1,599.16</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	126,856.10	145,009.64
NET INCOME	18,141.91	45,204.65
TOTAL EQUITY	<u>166,419.49</u>	<u>211,635.77</u>
TOTAL LIABILITIES & EQUITY	<u><u>172,333.65</u></u>	<u><u>213,234.93</u></u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
JANUARY 31, 2021**

	JANUARY MONTH	JANUARY YEAR TO DATE	BUDGET 2021
INCOME			
FINANCE CHARGES	184.86	184.86	
HOA ASSESSMENTS	46,800.00	46,800.00	46,800.00
LATE FEES	1,075.00	1,075.00	
LEGAL FEES	502.50	502.50	
LIEN FEES	125.00	125.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	0.00	0.00	
TOTAL INCOME	48,687.36	48,687.36	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	
ELECTRICITY	11.93	11.93	250.00
INSURANCE (LIABILITY)	236.33	236.33	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	1,236.67	1,236.67	2,205.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	3,000.00
GROUNDS MAINTENANCE	735.00	735.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	0.00	
IRRIGATION MAINTENANCE	225.00	225.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	0.00
TOTAL MAINTENANCE	960.00	960.00	14,525.00
MEETING EXPENSES	0.00	0.00	650.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
POSTAGE AND COPIES	0.00	0.00	500.00
PROPERTY MANAGEMENT FEES	1,150.00	1,150.00	13,800.00
RETURNED CHECKS	0.00	0.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	0.00	110.00
WEBSITE	0.00	0.00	300.00
TOTAL EXPENSES	3,594.93	3,594.93	44,190.00
NET ORDINARY INCOME	45,092.43	45,092.43	2,610.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	12.22	12.22	1,500.00
UNREIMBURSED INCOME	100.00	100.00	0.00
TOTAL OTHER INCOME/EXPENSE	112.22	112.22	1,500.00
NET INCOME	45,204.65	45,204.65	4,110.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		42,482.43	
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		(3,558.77)	
TOTAL FUNDS		176,041.20	