

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
FEBRUARY, 2021**

	<u>JANUARY</u>	<u>FEBRUARY</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	41,544.87	32,059.13
BANK OF THE WEST - C/D	84,322.05	84,326.01
BANK OF THE WEST - M/M	50,174.28	70,180.64
TOTAL CASH IN BANK	<u>176,041.20</u>	<u>186,565.78</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2021	8,487.36	6,426.77
HOA ASSESSMENTS & FEES -PRIOR YEARS	9,736.75	9,736.75
TOTAL ACCOUNTS RECEIVABLE	<u>18,224.11</u>	<u>16,163.52</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS-PAYPAL	11,250.00	
UNDEPOSITED FUNDS-BANK		900.00
PREPAID EXPENSES (INSURANCE)	2,599.75	2,363.42
REIMBURSABLE EXPENSES	4,034.92	5,149.81
DEPOSITS	1,084.95	1,084.95
TOTAL OTHER ASSETS	<u>18,969.62</u>	<u>9,498.18</u>
<b>TOTAL ASSETS</b>	<u><u>213,234.93</u></u>	<u><u>212,227.48</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	1,245.00	1,980.00
PREPAID ASSESSMENTS - 2021	354.16	204.16
TOTAL CURRENT LIABILITIES	<u>1,599.16</u>	<u>2,184.16</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	145,009.64	145,009.64
NET INCOME	45,204.65	43,612.20
TOTAL EQUITY	<u>211,635.77</u>	<u>210,043.32</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>213,234.93</u></u>	<u><u>212,227.48</u></u>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
FEBRUARY 28, 2021**

	FEBRUARY MONTH	JAN-FEB YEAR TO DATE	BUDGET 2021
<b>INCOME</b>			
FINANCE CHARGES	239.52	424.38	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	950.00	
LEGAL FEES	1,099.89	1,602.39	
LIEN FEES	0.00	125.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	(250.00)	(250.00)	
<b>TOTAL INCOME</b>	<b>1,089.41</b>	<b>49,651.77</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	0.00	
ELECTRICITY	11.93	23.86	250.00
INSURANCE (LIABILITY)	236.33	472.66	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	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	1,470.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	0.00	
IRRIGATION MAINTENANCE	0.00	225.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	0.00
<b>TOTAL MAINTENANCE</b>	<b>735.00</b>	<b>1,695.00</b>	<b>14,525.00</b>
MEETING EXPENSES	262.30	262.30	650.00
MISCELLANEOUS EXPENSES	0.72	0.72	250.00
POSTAGE AND COPIES	20.90	20.90	500.00
PROPERTY MANAGEMENT FEES	1,150.00	2,300.00	13,800.00
RETURNED CHECKS	150.00	150.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	0.00	110.00
WEBSITE	0.00	0.00	300.00
<b>TOTAL EXPENSES</b>	<b>2,567.18</b>	<b>6,162.11</b>	<b>44,190.00</b>
<b>NET ORDINARY INCOME</b>	<b>(1,477.77)</b>	<b>43,489.66</b>	<b>2,610.00</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	10.32	22.54	1,500.00
UNREIMBURSED INCOME	0.00	100.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>10.32</b>	<b>122.54</b>	<b>1,500.00</b>
<b>NET INCOME</b>	<b>(1,467.45)</b>	<b>43,612.20</b>	<b>4,110.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		40,879.66	
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		15,686.12	
<b>TOTAL FUNDS</b>		<b>186,565.78</b>	