

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

	<u>MARCH</u>	<u>APRIL</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	31,875.73	30,875.38
BANK OF THE WEST - C/D	84,333.33	84,338.62
BANK OF THE WEST - M/M	70,188.39	70,195.89
TOTAL CASH IN BANK	<u>186,397.45</u>	<u>185,409.89</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2021	5,927.60	5,728.92
HOA ASSESSMENTS & FEES -PRIOR YEARS	9,521.64	9,521.64
TOTAL ACCOUNTS RECEIVABLE	<u>15,449.24</u>	<u>15,250.56</u>
OTHER ASSETS		
UNDEPOSITED FUNDS-PAYPAL		0.00
UNDEPOSITED FUNDS-BANK	75.00	0.00
PREPAID EXPENSES (INSURANCE)	2,127.09	1,890.76
REIMBURSABLE EXPENSES	5,600.30	5,690.30
DEPOSITS	1,084.95	1,084.95
TOTAL OTHER ASSETS	<u>8,887.34</u>	<u>8,666.01</u>
TOTAL ASSETS	<u>210,734.03</u>	<u>209,326.46</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,755.00	1,660.00
PREPAID ASSESSMENTS - 2021	406.98	431.98
TOTAL CURRENT LIABILITIES	<u>2,161.98</u>	<u>2,091.98</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	145,009.64	145,009.64
NET INCOME	42,140.93	40,803.36
TOTAL EQUITY	<u>208,572.05</u>	<u>207,234.48</u>
TOTAL LIABILITIES & EQUITY	<u>210,734.03</u>	<u>209,326.46</u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
APRIL 30, 2021**

	APRIL MONTH	JAN-APRIL YEAR TO DATE	BUDGET 2021
INCOME			
FINANCE CHARGES	241.96	867.64	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	950.00	
LEGAL FEES	90.00	2,075.38	
LIEN FEES	0.00	125.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	0.00	(434.36)	
TOTAL INCOME	<u>331.96</u>	<u>50,383.66</u>	<u>46,800.00</u>
EXPENSES			
BANK FEES	0.00	8.01	
ELECTRICITY	11.93	47.72	250.00
INSURANCE (LIABILITY)	236.33	945.32	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	752.00	752.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	0.00	
IRRIGATION MAINTENANCE	225.00	900.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	606.06	606.06	0.00
TOTAL MAINTENANCE	<u>1,583.06</u>	<u>2,258.06</u>	<u>14,525.00</u>
MEETING EXPENSES	0.00	262.30	650.00
MISCELLANEOUS EXPENSES	0.00	30.72	250.00
POSTAGE AND COPIES	0.00	20.90	500.00
PROPERTY MANAGEMENT FEES	1,150.00	4,600.00	13,800.00
RETURNED CHECKS	0.00	150.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	0.00	110.00
WEBSITE	171.00	171.00	300.00
TOTAL EXPENSES	<u>3,152.32</u>	<u>9,730.70</u>	<u>44,190.00</u>
NET ORDINARY INCOME	(2,820.36)	40,652.96	2,610.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	12.79	50.40	1,500.00
UNREIMBURSED INCOME	0.00	100.00	0.00
TOTAL OTHER INCOME/EXPENSE	<u>12.79</u>	<u>150.40</u>	<u>1,500.00</u>
NET INCOME	<u>(2,807.57)</u>	<u>40,803.36</u>	<u>4,110.00</u>
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		38,042.96	
FENCE RESERVE		65,000.00	
IRRIGATION SYSTEM RESERVE		55,000.00	
LANDSCAPE MODIFICATION RESERVE		15,000.00	
HARD TIMES RESERVE		15,000.00	
EXCESS FUNDS		(2,633.07)	
TOTAL FUNDS		<u>185,409.89</u>	