

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
SEPTEMBER 30, 2021**

	<u>AUGUST</u>	<u>SEPTEMBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
BANK OF THE WEST - CHECKING	20,159.04	18,948.42
BANK OF THE WEST - C/D	84,361.13	84,364.24
BANK OF THE WEST - M/M	70,217.64	70,224.91
TOTAL CASH IN BANK	<u>174,737.81</u>	<u>173,537.57</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2021	7,699.09	7,772.86
HOA ASSESSMENTS & FEES -PRIOR YEARS	9,437.95	9,437.95
TOTAL ACCOUNTS RECEIVABLE	<u>17,137.04</u>	<u>17,210.81</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS-PAYPAL	0.00	
UNDEPOSITED FUNDS-BANK	0.00	
PREPAID EXPENSES (INSURANCE)	920.44	684.11
REIMBURSABLE EXPENSES	7,579.63	7,564.63
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>9,510.02</u>	<u>9,258.69</u>
<b>TOTAL ASSETS</b>	<u><u>201,384.87</u></u>	<u><u>200,007.07</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	2,749.33	2,827.00
PREPAID ASSESSMENTS - 2021	0.00	0.00
TOTAL CURRENT LIABILITIES	<u>2,749.33</u>	<u>2,827.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	145,744.64	145,719.64
NET INCOME	31,469.42	30,038.95
TOTAL EQUITY	<u>198,635.54</u>	<u>197,180.07</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>201,384.87</u></u>	<u><u>200,007.07</u></u>

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

	SEPTEMBER MONTH	JAN-SEPT YEAR TO DATE	BUDGET 2021
<b>INCOME</b>			
FINANCE CHARGES	292.77	2,112.36	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,118.46	
LEGAL FEES	0.00	3,624.71	
LIEN FEES	0.00	125.00	
P/P ASSESSMENT	0.00	25.00	
RETURN CHECK FEES	0.00	15.00	
VIOLATION FEES	0.00	325.00	
WRITE OFFS	0.00	(434.36)	
<b>TOTAL INCOME</b>	<b>292.77</b>	<b>53,711.17</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	23.01	
ELECTRICITY	33.62	167.78	250.00
INSURANCE (LIABILITY)	236.33	2,126.97	3,100.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,228.67	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	4,512.00	8,825.00
GROUNDS MAINTENANCE - REPAIRS	0.00	0.00	
IRRIGATION MAINTENANCE	225.00	2,025.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS		938.42	0.00
<b>TOTAL MAINTENANCE</b>	<b>977.00</b>	<b>7,475.42</b>	<b>14,525.00</b>
MEETING EXPENSES	0.00	282.30	650.00
MISCELLANEOUS EXPENSES	0.00	543.31	250.00
POSTAGE AND COPIES	0.00	20.90	500.00
PROPERTY MANAGEMENT FEES	1,150.00	10,350.00	13,800.00
RETURNED CHECKS	0.00	170.00	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	118.90	110.00
WEBSITE	0.00	370.00	300.00
<b>TOTAL EXPENSES</b>	<b>2,396.95</b>	<b>23,877.26</b>	<b>44,190.00</b>
<b>NET ORDINARY INCOME</b>	<b>(2,104.18)</b>	<b>29,833.91</b>	<b>2,610.00</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	10.38	105.04	1,500.00
UNREIMBURSED INCOME	0.00	100.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>10.38</b>	<b>205.04</b>	<b>1,500.00</b>
<b>NET INCOME</b>	<b>(2,093.80)</b>	<b>30,038.95</b>	<b>4,110.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		27,223.91	
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		(2,486.10)	
<b>TOTAL FUNDS</b>		<b>174,737.81</b>	