

**COMSTOCK ESTATES HOA  
 PROFIT & LOSS YTD COMPARISON  
 APRIL, 2019**

	APRIL MONTH	JAN-APRIL YEAR TO DATE	BUDGET 2019
<b>INCOME</b>			
FINANCE CHARGES	209.26	537.14	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,225.00	
LIEN FEES	0.00	0.00	
VIOLATION & FEES	0.00	70.00	
WRITE OFFS	0.00	0.00	
<b>TOTAL INCOME</b>	<b>209.26</b>	<b>48,632.14</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
ELECTRICITY	22.70	45.40	250.00
INSURANCE (LIABILITY)	236.33	945.32	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,177.46	1,600.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	0.00	3,500.00
MAINTENANCE:			
GROUNDS MAINTENANCE		1,200.00	8,400.00
IRRIGATION MAINTENANCE	225.00	900.00	6,000.00
<b>TOTAL MAINTENANCE</b>	<b>225.00</b>	<b>2,100.00</b>	<b>14,400.00</b>
MEETING EXPENSES		24.90	400.00
MISCELLANEOUS EXPENSES	0.00	0.00	0.00
POSTAGE AND COPIES	117.96	117.96	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	4,600.00	13,800.00
RETURNED CHECKS	0.00	526.10	
SIGNS	0.00	236.26	2,000.00
TAXES AND LICENSES		60.04	100.00
WEBSITE	173.03	248.03	425.00
<b>TOTAL EXPENSES</b>	<b>1,925.02</b>	<b>10,081.47</b>	<b>45,275.00</b>
<b>NET ORDINARY INCOME</b>	<b>(1,715.76)</b>	<b>38,550.67</b>	
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	6.58	25.44	0.00
REFUND RECEIVED		150.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>6.58</b>	<b>175.44</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>(1,709.18)</b>	<b>38,726.11</b>	<b>1,525.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		37,025.67	
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		(1,145.88)	
<b>TOTAL FUNDS</b>		<b>165,879.79</b>	

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
APRIL 30, 2019**

	<u>MARCH</u>	<u>APRIL</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
CASH IN BANK - CHECKING	85,923.56	85,805.24
CASH IN BANK - SAVINGS	80,067.97	80,074.55
TOTAL CASH IN BANK	<u>165,991.53</u>	<u>165,879.79</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2019	6,019.28	5,007.53
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,225.84	2,087.44
TOTAL ACCOUNTS RECEIVABLE	<u>8,245.12</u>	<u>7,094.97</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	544.84	50.00
PREPAID EXPENSES (INSURANCE)	2,127.01	1,890.68
DEPOSITS	1,270.00	1,235.00
TOTAL OTHER ASSETS	<u>3,941.85</u>	<u>3,175.68</u>
<b>TOTAL ASSETS</b>	<u><u>178,178.50</u></u>	<u><u>176,150.44</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	1,600.00	1,300.00
PREPAID ASSESSMENTS	1,104.12	1,085.24
TOTAL CURRENT LIABILITIES	<u>2,704.12</u>	<u>2,385.24</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,617.61	113,617.61
NET INCOME	40,435.29	38,726.11
TOTAL EQUITY	<u>175,474.38</u>	<u>173,765.20</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>178,178.50</u></u>	<u><u>176,150.44</u></u>