

**COMSTOCK ESTATES HOA
BALANCE SHEET
AUGUST 31, 2018**

	<u>JULY</u>	<u>AUGUST</u>
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	65,301.57	60,606.23
CASH IN BANK - SAVINGS	80,032.33	80,036.06
TOTAL CASH IN BANK	<u>145,333.90</u>	<u>140,642.29</u>
UNDEPOSITED FUNDS		622.37
CHECKS IN TRANSIT	<u>(2,143.08)</u>	<u>(1,840.00)</u>
TOTAL CASH	<u>143,190.82</u>	<u>139,424.66</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2018	2,858.05	2,460.41
HOA ASSESSMENTS & FEES -PRIOR YEARS	3,090.49	3,019.55
REIMBURSABLE EXPENSE	49.96	49.96
TOTAL ACCOUNTS RECEIVABLE	<u>5,998.50</u>	<u>5,529.92</u>
OTHER ASSETS		
PREPAID EXPENSES (INSURANCE)	1,126.69	901.36
DEPOSITS	1,000.00	1,000.00
TOTAL OTHER ASSETS	<u>2,126.69</u>	<u>1,901.36</u>
TOTAL ASSETS	<u>151,316.01</u>	<u>146,855.94</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	100.00	350.00
PREPAID ASSESSMENTS	1,315.00	1,315.00
REIMBURSABLE RECEIPTS	46.90	46.90
TOTAL CURRENT LIABILITIES	<u>1,461.90</u>	<u>1,711.90</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	100,715.47	100,715.47
NET INCOME	27,717.16	23,007.09
TOTAL EQUITY	<u>149,854.11</u>	<u>145,144.04</u>
TOTAL LIABILITIES & EQUITY	<u>151,316.01</u>	<u>146,855.94</u>

**COMSTOCK ESTATES HOA
 PROFIT & LOSS YTD COMPARISON
 AUGUST, 2018**

	AUGUST	AUGUST	BUDGET
	MONTH	YEAR TO DATE	2018
INCOME			
FINANCE CHARGES	47.90	555.41	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	975.00	
VIOLATION FEES	150.00	150.00	
WRITE OFFS	(44.11)	(264.97)	
TOTAL INCOME	153.79	48,215.44	46,800.00
EXPENSES			
COMPLIANCE	0.00	0.00	1,200.00
ELECTRICITY	24.24	125.60	250.00
INSURANCE (LIABILITY)	225.33	1,802.68	2,000.00
IRRIGATION (G/V SHARES - ELMWD)		1,587.46	1,600.00
IRRIGATION PROJECT	2,528.02	3,960.31	5,000.00
LEGAL AND ACCOUNTING		1,438.00	3,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	30,000.00
GROUNDS MAINTENANCE	840.00	4,762.50	3,900.00
IRRIGATION MAINTENANCE	225.00	2,279.07	2,700.00
TOTAL MAINTENANCE	1,065.00	7,041.57	36,600.00
MEETING EXPENSES	25.00	384.00	400.00
MISCELLANEOUS EXPENSES		165.35	0.00
POSTAGE AND COPIES	0.00	672.66	1,500.00
PROPERTY MANAGEMENT FEES	1,000.00	8,000.00	12,000.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	57.68	200.00
WEBSITE	0.00	0.00	200.00
TOTAL EXPENSES	4,867.59	25,235.31	66,450.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	3.73	26.96	0.00
TOTAL OTHER INCOME/EXPENSE	3.73	26.96	0.00
NET INCOME	(4,710.07)	23,007.09	(19,650.00)
OPERATING & RESERVE FUNDS			
FENCE RESERVE		25,000.00	
IRRIGATION SYSTEM RESERVE		45,000.00	
LANDSCAPE MODIFICATION RESERVE		15,000.00	
HARD TIMES RESERVE		15,000.00	
TOTAL FUNDS		100,000.00	