

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
AUGUST 31, 2019**

	<u>JULY</u>	<u>AUGUST</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
CASH IN BANK - CHECKING	76,243.00	73,641.77
CASH IN BANK - SAVINGS	80,094.74	80,101.98
TOTAL CASH IN BANK	<u>156,337.74</u>	<u>153,743.75</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2019	2,406.56	2,403.26
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,516.62	2,516.62
TOTAL ACCOUNTS RECEIVABLE	<u>4,923.18</u>	<u>4,919.88</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	748.84	0.00
PREPAID EXPENSES (INSURANCE)	1,181.69	945.36
DEPOSITS	1,185.00	1,185.00
TOTAL OTHER ASSETS	<u>3,115.53</u>	<u>2,130.36</u>
<b>TOTAL ASSETS</b>	<u>164,376.45</u>	<u>160,793.99</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	2,015.00	975.00
PREPAID ASSESSMENTS	82.24	82.24
TOTAL CURRENT LIABILITIES	<u>2,097.24</u>	<u>1,057.24</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,617.61	113,617.61
NET INCOME	27,240.12	24,697.66
TOTAL EQUITY	<u>162,279.21</u>	<u>159,736.75</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>164,376.45</u>	<u>160,793.99</u>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
AUGUST 31, 2019**

	<b>AUGUST MONTH</b>	<b>JAN-AUGUST YEAR TO DATE</b>	<b>BUDGET 2019</b>
<b>INCOME</b>			
FINANCE CHARGES	89.31	673.93	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	25.00	1,150.00	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	70.00	
WRITE OFFS	(37.68)	(494.08)	
<b>TOTAL INCOME</b>	<b>76.63</b>	<b>48,199.85</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
ELECTRICITY	0.00	91.75	250.00
INSURANCE (LIABILITY)	236.33	1,890.64	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,177.46	1,600.00
IRRIGATION PROJECT	0.00	1,125.00	5,000.00
LEGAL AND ACCOUNTING	0.00	50.00	3,500.00
MAINTENANCE:			
GROUNDS MAINTENANCE	840.00	5,400.00	8,400.00
IRRIGATION MAINTENANCE	225.00	1,897.96	6,000.00
<b>TOTAL MAINTENANCE</b>	<b>1,065.00</b>	<b>7,297.96</b>	<b>14,400.00</b>
MEETING EXPENSES	0.00	24.90	400.00
MISCELLANEOUS EXPENSES	150.00	250.00	0.00
POSTAGE AND COPIES	0.00	238.67	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	9,200.00	13,800.00
REIMBURSED EXPENSES	0.00	100.00	
RETURNED CHECKS	0.00	172.53	
SIGNS	0.00	1,628.08	2,000.00
TAXES AND LICENSES	0.00	60.04	100.00
WEBSITE	25.00	398.03	425.00
<b>TOTAL EXPENSES</b>	<b>2,626.33</b>	<b>23,705.06</b>	<b>45,275.00</b>
<b>NET ORDINARY INCOME</b>	<b>(2,549.70)</b>	<b>24,494.79</b>	
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	6.80	52.87	0.00
UNREIMBURSED INCOME		150.00	
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>6.80</b>	<b>202.87</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>(2,542.90)</b>	<b>24,697.66</b>	<b>0.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		22,969.79	
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		690.36	
<b>TOTAL FUNDS</b>		<b>153,660.15</b>	