

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

	DECEMBER MONTH	DECEMBER YEAR TO DATE	BUDGET 2018
INCOME			
FINANCE CHARGES	64.32	812.08	
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES		950.00	
LIEN FEES	200.50	473.50	
VIOLATION FEES		300.00	
WRITE OFFS	2.06	(262.67)	
TOTAL INCOME	266.88	49,072.91	46,800.00
EXPENSES			
COMPLIANCE		0.00	1,200.00
ELECTRICITY	11.35	212.45	250.00
INSURANCE (LIABILITY)	225.33	2,704.00	2,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,587.46	1,600.00
IRRIGATION PROJECT	0.00	4,837.47	5,000.00
LEGAL AND ACCOUNTING	200.50	2,788.50	3,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	30,000.00
GROUNDS MAINTENANCE	250.00	6,692.50	3,900.00
IRRIGATION MAINTENANCE	225.00	3,076.27	2,700.00
TOTAL MAINTENANCE	475.00	9,768.77	36,600.00
MEETING EXPENSES	40.00	424.00	400.00
MISCELLANEOUS EXPENSES	0.00	310.85	0.00
POSTAGE AND COPIES	312.10	984.76	1,500.00
PROPERTY MANAGEMENT FEES	1,150.00	12,600.00	12,000.00
REIMBURSED EXPENSES	0.00	(100.00)	0.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	57.68	200.00
WEBSITE	25.00	162.95	200.00
TOTAL EXPENSES	2,439.28	36,338.89	66,450.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	3.18	40.01	0.00
TOTAL OTHER INCOME/EXPENSE	103.51	40.01	0.00
NET INCOME	(2,169.22)	12,774.03	(19,650.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		32,384.02	
FENCE RESERVE		25,000.00	
IRRIGATION SYSTEM RESERVE		45,000.00	
LANDSCAPE MODIFICATION RESERVE		15,000.00	
HARD TIMES RESERVE		15,000.00	
EXCESS FUNDS		8,994.26	
TOTAL FUNDS		141,378.28	

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

NOVEMBER DECEMBER

ASSETS

CURRENT ASSETS

CASH IN BANK - CHECKING	54,807.22	61,329.17
CASH IN BANK - SAVINGS	80,045.93	80,049.11
TOTAL CASH IN BANK	<u>134,853.15</u>	<u>141,378.28</u>

ACCOUNTS RECEIVABLE

HOA ASSESSMENTS & FEES - 2018	2,478.84	2,490.54
HOA ASSESSMENTS & FEES -PRIOR YEARS	1,379.90	1,179.90
REIMBURSABLE EXPENSE	0.00	0.00
TOTAL ACCOUNTS RECEIVABLE	<u>3,858.74</u>	<u>3,670.44</u>

OTHER ASSETS

PREPAID EXPENSES (INSURANCE)	225.33	2,836.00
DEPOSITS	1,000.00	1,075.00
TOTAL OTHER ASSETS	<u>1,225.33</u>	<u>3,911.00</u>

TOTAL ASSETS

139,937.22 148,959.72

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE	1,375.00	1,150.00
PREPAID ASSESSMENTS	1,359.62	12,628.35
REIMBURSABLE RECEIPTS	0.00	0.00
TOTAL CURRENT LIABILITIES	<u>2,734.62</u>	<u>13,778.35</u>

EQUITY

OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	100,985.86	100,985.86
NET INCOME	14,765.26	12,774.03
TOTAL EQUITY	<u>137,202.60</u>	<u>135,181.37</u>

TOTAL LIABILITIES & EQUITY

139,937.22 148,959.72