

**COMSTOCK ESTATES HOA
FEBRUARY, 2018 PROFIT & LOSS (Cash Basis)**

	February Month	February Year To Date	Budget 2018
INCOME			
HOA Assessments (2018)	1,950.00	42,379.67	46,800.00
Late Fees (2018)	250.00	250.00	0.00
Violation Fees (2018)		0.00	0.00
Interest	7.64	11.03	0.00
Miscellaneous Income		0.00	0.00
Pre-Paid Assessment (2019)	550.00	2,060.00	0.00
Reimbursable Income		0.00	0.00
Prior Year Collections	1,275.06	1,928.67	6,000.00
TOTAL INCOME:	\$4,032.70	\$46,629.37	\$52,800.00

EXPENSES

Fence Maintenance		0.00	30,000.00
Grounds/Irrigation Maintenance		500.00	6,600.00
Irrigation (Grand Valley Shares/Elmwood)		0.00	1,600.00
Irrigation Project		0.00	5,000.00
Sign		0.00	2,000.00
Insurance (Liability)		2,704.00	2,000.00
Compliance		0.00	1,200.00
Property Management	1,000.00	2,000.00	12,000.00
Electricity		23.68	250.00
Postage & Copies		0.00	1,500.00
Legal & Accounting	1,321.00	1,321.00	3,500.00
Taxes & Licenses		0.00	200.00
Meeting Expense	200.00	309.00	400.00
Website		0.00	200.00
Miscellaneous Expense		0.00	0.00
Reimbursable Expense	100.00	146.39	0.00
TOTAL EXPENSES	\$2,621.00	\$7,004.07	\$66,450.00

CASH FLOW INCREASE/(DECREASE)	\$1,411.70	\$39,625.30	(\$13,650.00)
AVAILABLE CASH (BEGINNING PERIOD)	\$153,849.47		\$115,635.87
AVAILABLE CASH (END OF PERIOD)	\$155,261.17		\$101,985.87

OPERATING & RESERVE FUNDS

Current Year Operations	53,275.30
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	1,985.87
TOTAL FUNDS	\$155,261.17

COMSTOCK ESTATES HOA
FEBRUARY 31, 2018 BALANCE SHEET

	<u>January</u>	<u>February</u>
ASSETS		
Available Cash (Beginning of Year)	115,635.87	115,635.87
Cash Flow (Year to Date)	38,213.60	39,625.30
Undeposited Funds	4,395.00	1,339.83
Uncashed Checks	250.00	100.00
Cash In Bank (End of Period)	149,704.47	154,021.34
Unpaid Charges(Current Year)	7,353.31	4,991.38
Unpaid Charges(Prior Years)	5,193.86	3,918.80
Total Unpaid Charges	12,547.17	8,910.18
Bad Debt/Collection Fee(Notation Only)	88.56	245.93
Reimbursable Expense		
Deposits	1,050.00	1,050.00
TOTAL ASSETS	<u>163,301.64</u>	<u>163,981.52</u>
LIABILITIES & EQUITY		
Liabilities (All Current)		
Accounts Payable		
Prepaid Assessments	1,860.00	2,310.00
Total Liabilities	<u>1,860.00</u>	<u>2,310.00</u>
Equity		
Owners Equity	21,421.48	21,421.48
Retained Earnings	100,879.03	100,879.03
Net Income (Accrual Basis)	39,141.13	39,371.01
Total Equity	<u>161,441.64</u>	<u>161,671.52</u>
TOTAL LIABILITIES & EQUITY	<u>163,301.64</u>	<u>163,981.52</u>