

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

	FEBRUARY	JAN-FEB	BUDGET
	MONTH	YEAR TO DATE	2019
INCOME			
FINANCE CHARGES	131.93	185.19	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,175.00	
LIEN FEES	0.00	0.00	
VIOLATION & FEES	0.00	70.00	
WRITE OFFS	0.00	0.00	
TOTAL INCOME	131.93	48,230.19	46,800.00
EXPENSES			
ELECTRICITY	11.35	22.70	250.00
INSURANCE (LIABILITY)	236.33	472.66	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	250.00	1,200.00	8,400.00
IRRIGATION MAINTENANCE	225.00	450.00	6,000.00
TOTAL MAINTENANCE	475.00	1,650.00	14,400.00
MEETING EXPENSES	109.90	109.90	400.00
MISCELLANEOUS EXPENSES	0.00	0.00	0.00
POSTAGE AND COPIES	0.00	0.00	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	2,300.00	13,800.00
RETURNED CHECKS	0.00	526.10	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	60.04	60.04	100.00
WEBSITE	25.00	5.00	425.00
TOTAL EXPENSES	2,067.62	6,323.86	45,275.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	6.14	12.06	0.00
REFUND RECEIVED		40.00	0.00
TOTAL OTHER INCOME/EXPENSE	6.14	52.06	0.00
NET INCOME	(1,929.55)	41,958.39	1,525.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		40,381.33	
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		(4,570.57)	
TOTAL FUNDS		165,810.76	

**COMSTOCK ESTATES HOA
BALANCE SHEET
FEBRUARY 28, 2019**

	<u>JANUARY</u>	<u>FEBRUARY</u>
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	85,684.49	85,749.59
CASH IN BANK - SAVINGS	80,055.03	80,061.17
TOTAL CASH IN BANK	<u>165,739.52</u>	<u>165,810.76</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2019	8,425.40	7,213.61
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,391.07	2,308.40
TOTAL ACCOUNTS RECEIVABLE	<u>10,816.47</u>	<u>9,522.01</u>
OTHER ASSETS		
UNDEPOSITED FUNDS		400.00
PREPAID EXPENSES (INSURANCE)	2,599.67	2,363.34
DEPOSITS	1,075.00	1,155.00
TOTAL OTHER ASSETS	<u>3,674.67</u>	<u>3,918.34</u>
TOTAL ASSETS	<u>180,230.66</u>	<u>179,251.11</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,150.00	1,400.00
PREPAID ASSESSMENTS	0.00	700.00
TOTAL CURRENT LIABILITIES	<u>1,150.00</u>	<u>2,100.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,771.24	113,771.24
NET INCOME	43,887.94	41,958.39
TOTAL EQUITY	<u>179,080.66</u>	<u>177,151.11</u>
TOTAL LIABILITIES & EQUITY	<u>180,230.66</u>	<u>179,251.11</u>