

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

	January Month	January Year To Date	Budget 2018
INCOME			
HOA Assessments (2018)	40,429.67	40,429.67	46,800.00
Late Fees (2018)		0.00	0.00
Violation Fees (2018)		0.00	0.00
Interest	3.39	3.39	0.00
Miscellaneous Income		0.00	0.00
Reimbursable Income	(6,744.67)	(6,744.67)	0.00
Prior Year Collections	653.61	653.61	6,000.00
TOTAL INCOME:	\$34,342.00	\$34,342.00	\$52,800.00
EXPENSES			
Fence Maintenance		0.00	30,000.00
Grounds/Irrigation Maintenance	500.00	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	2,704.00	2,000.00
Compliance		0.00	1,200.00
Property Management	1,000.00	1,000.00	12,000.00
Electricity	23.68	23.68	250.00
Postage & Copies		0.00	1,500.00
Legal & Accounting		0.00	3,500.00
Taxes & Licenses		0.00	200.00
Meeting Expense	109.00	109.00	400.00
Website		0.00	200.00
Miscellaneous Expense		0.00	0.00
Reimbursable Expense	46.39	46.39	0.00
TOTAL EXPENSES	\$4,383.07	\$4,383.07	\$66,450.00
CASH FLOW INCREASE/(DECREASE)	\$29,958.93	\$29,958.93	(\$13,650.00)
AVAILABLE CASH (BEGINNING PERIOD)	\$123,890.54		\$101,816.95
AVAILABLE CASH (END OF PERIOD)	\$153,849.47		\$98,266.95
OPERATING & RESERVE FUNDS			
Current Year Operations		43,608.93	
Fence Reserve		20,000.00	
Irrigation System Reserve		45,000.00	
Landscape Modification Reserve		15,000.00	
Hard Times Reserve		15,000.00	
Excess Funds		15,240.54	
TOTAL FUNDS		\$153,849.47	

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

	December	January
ASSETS		
Available Cash (Beginning of Year)	101,816.95	123,890.54
Cash Flow (Year to Date)	22,073.59	29,958.93
Undeposited Funds		4,395.00
Uncashed Checks		250.00
Cash In Bank (End of Period)	123,890.54	149,704.47
Unpaid Charges(Current Year)	4,087.92	7,353.31
Unpaid Charges(Prior Years)	1,923.11	5,193.86
Total Unpaid Charges	6,011.03	12,547.17
Bad Debt/Collection Fee(Notation Only)	8,225.00	88.56
Reimbursable Expense		
Deposits	1,050.00	1,050.00
TOTAL ASSETS	130,951.57	163,301.64
 LIABILITIES & EQUITY		
Liabilities (All Current)		
Accounts Payable		
Prepaid Assessments	8,651.06	1,860.00
Total Liabilities	8,651.06	1,860.00
 Equity		
Owners Equity	21,421.48	21,421.48
Retained Earnings	87,791.76	100,879.03
Net Income (Accrual Basis)	13,087.27	39,141.13
Total Equity	122,300.51	161,441.64
TOTAL LIABILITIES & EQUITY	130,951.57	163,301.64