

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

RESTATED

	JANUARY MONTH	JANUARY YEAR TO DATE	BUDGET 2019
INCOME			
FINANCE CHARGES	53.26	53.26	
HOA ASSESSMENTS	46,800.00	46,800.00	46,800.00
LATE FEES	1,175.00	1,175.00	
LIEN FEES	0.00	0.00	
VIOLATION & FEES	70.00	70.00	
WRITE OFFS	0.00	0.00	
TOTAL INCOME	48,098.26	48,098.26	46,800.00
EXPENSES			
ELECTRICITY	11.35	11.35	250.00
INSURANCE (LIABILITY)	236.33	236.33	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	1,177.46	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	950.00	950.00	8,400.00
IRRIGATION MAINTENANCE	225.00	225.00	6,000.00
TOTAL MAINTENANCE	1,175.00	1,175.00	14,400.00
MEETING EXPENSES	0.00	0.00	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	1,150.00	13,800.00
RETURNED CHECKS	526.10	526.10	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	0.00	100.00
WEBSITE	25.00	25.00	425.00
TOTAL EXPENSES	4,301.24	4,301.24	45,275.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	5.92	5.92	0.00
REFUND RECEIVED	85.00	40.00	0.00
TOTAL OTHER INCOME/EXPENSE	90.92	45.92	0.00
NET INCOME	43,842.94	43,842.94	1,525.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		42,272.02	
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		(6,501.50)	
TOTAL FUNDS		165,770.52	

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

RESTATED

JANUARY

ASSETS

CURRENT ASSETS

CASH IN BANK - CHECKING	85,684.49
CASH IN BANK - SAVINGS	80,055.03
TOTAL CASH IN BANK	<u>165,739.52</u>

ACCOUNTS RECEIVABLE

HOA ASSESSMENTS & FEES - 2019	8,425.40
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,391.07
TOTAL ACCOUNTS RECEIVABLE	<u>10,816.47</u>

OTHER ASSETS

PREPAID EXPENSES (INSURANCE)	2,599.67
DEPOSITS	1,075.00
TOTAL OTHER ASSETS	<u>3,674.67</u>

TOTAL ASSETS

180,230.66

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE	1,150.00
PREPAID ASSESSMENTS	0.00
TOTAL CURRENT LIABILITIES	<u>1,150.00</u>

EQUITY

OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	113,771.24
NET INCOME	43,887.94
TOTAL EQUITY	<u>179,080.66</u>

TOTAL LIABILITIES & EQUITY

180,230.66