

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

RESTATED

	MAY	JAN-MAY	BUDGET
	MONTH	YEAR TO DATE	2019
INCOME			
FINANCE CHARGES	88.30	243.66	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,573.14	
LIEN FEES	0.00	0.00	
VIOLATION & FEES	0.00	70.00	
WRITE OFFS	0.00	0.00	
TOTAL INCOME	88.30	48,686.80	46,800.00
EXPENSES			
ELECTRICITY	11.31	56.71	250.00
INSURANCE (LIABILITY)	236.33	1,181.65	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	840.00	2,880.00	8,400.00
IRRIGATION MAINTENANCE	247.96	1,147.96	6,000.00
TOTAL MAINTENANCE	1,087.96	4,027.96	14,400.00
MEETING EXPENSES		24.90	400.00
MISCELLANEOUS EXPENSES	0.00	100.00	0.00
POSTAGE AND COPIES		117.96	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	5,750.00	13,800.00
RETURNED CHECKS	0.00	526.10	
SIGNS	708.32	944.58	2,000.00
TAXES AND LICENSES		60.04	100.00
WEBSITE	25.00	273.03	425.00
TOTAL EXPENSES	3,218.93	14,240.39	45,275.00
NET ORDINARY INCOME	(3,130.63)	34,446.41	
OTHER INCOME/EXPENSE			
INTEREST EARNED	7.24	32.68	0.00
REIMBURSED INCOME	(100.00)	50.00	0.00
TOTAL OTHER INCOME/EXPENSE	(92.76)	82.68	0.00
NET INCOME	(3,223.39)	34,529.09	1,525.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		32,921.41	
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		108.95	
TOTAL FUNDS		163,030.36	

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

	<u>APRIL</u>	<u>MAY</u>
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	85,805.24	82,948.57
CASH IN BANK - SAVINGS	80,074.55	80,081.79
TOTAL CASH IN BANK	<u>165,879.79</u>	<u>163,030.36</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2019	5,007.53	4,079.39
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,087.44	2,087.44
TOTAL ACCOUNTS RECEIVABLE	<u>7,094.97</u>	<u>6,166.83</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	50.00	333.64
PREPAID EXPENSES (INSURANCE)	1,890.68	1,654.35
DEPOSITS	1,235.00	1,235.00
TOTAL OTHER ASSETS	<u>3,175.68</u>	<u>3,222.99</u>
TOTAL ASSETS	<u>176,150.44</u>	<u>172,420.18</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,300.00	1,765.00
PREPAID ASSESSMENTS	1,085.24	1,087.00
TOTAL CURRENT LIABILITIES	<u>2,385.24</u>	<u>2,852.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,617.61	113,617.61
NET INCOME	38,726.11	34,529.09
TOTAL EQUITY	<u>173,765.20</u>	<u>169,568.18</u>
TOTAL LIABILITIES & EQUITY	<u>176,150.44</u>	<u>172,420.18</u>