

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
NOVEMBER 30, 2018**

	NOVEMBER MONTH	NOVEMBER YEAR TO DATE	BUDGET 2018
INCOME			
FINANCE CHARGES	64.89	750.01	
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES		950.00	
LIEN FEES	273.00	273.00	
VIOLATION FEES		375.00	
WRITE OFFS		(264.97)	
TOTAL INCOME	337.89	48,883.04	46,800.00
EXPENSES			
COMPLIANCE	0.00	0.00	1,200.00
ELECTRICITY	27.48	201.10	250.00
INSURANCE (LIABILITY)	225.33	2,478.67	2,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,587.46	1,600.00
IRRIGATION PROJECT	877.16	4,837.47	5,000.00
LEGAL AND ACCOUNTING	383.50	2,588.00	3,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	30,000.00
GROUNDS MAINTENANCE	0.00	6,442.50	3,900.00
IRRIGATION MAINTENANCE	225.00	3,076.27	2,700.00
TOTAL MAINTENANCE	225.00	9,518.77	36,600.00
MEETING EXPENSES	0.00	384.00	400.00
MISCELLANEOUS EXPENSES	0.00	310.85	0.00
POSTAGE AND COPIES	0.00	672.66	1,500.00
PROPERTY MANAGEMENT FEES	1,150.00	11,450.00	12,000.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	57.68	200.00
WEBSITE	25.00	137.95	200.00
TOTAL EXPENSES	2,913.47	34,224.61	66,450.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	3.51	36.83	0.00
REFUND	100.00	100.00	0.00
TOTAL OTHER INCOME/EXPENSE	103.51	136.83	0.00
NET INCOME	(2,472.07)	14,795.26	(19,650.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		34,308.43	
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		544.72	
TOTAL FUNDS		134,853.15	

**COMSTOCK ESTATES HOA
BALANCE SHEET
NOVEMBER 30, 2018**

	<u>OCTOBER</u>	<u>NOVEMBER</u>
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	57,888.38	54,807.22
CASH IN BANK - SAVINGS	80,042.42	80,045.93
TOTAL CASH IN BANK	<u>137,930.80</u>	<u>134,853.15</u>
UNDEPOSITED FUNDS	0.00	0.00
CHECKS IN TRANSIT	0.00	0.00
TOTAL CASH	<u>137,930.80</u>	<u>134,853.15</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2018	2,375.53	2,478.84
HOA ASSESSMENTS & FEES -PRIOR YEARS	1,454.78	1,379.90
REIMBURSABLE EXPENSE	0.00	0.00
TOTAL ACCOUNTS RECEIVABLE	<u>3,830.31</u>	<u>3,858.74</u>
OTHER ASSETS		
PREPAID EXPENSES (INSURANCE)	450.66	225.33
DEPOSITS	1,000.00	1,000.00
TOTAL OTHER ASSETS	<u>1,450.66</u>	<u>1,225.33</u>
TOTAL ASSETS	<u>143,211.77</u>	<u>139,937.22</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	2,215.00	1,375.00
PREPAID ASSESSMENTS	1,337.76	1,359.62
REIMBURSABLE RECEIPTS	0.00	0.00
TOTAL CURRENT LIABILITIES	<u>3,552.76</u>	<u>2,734.62</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	100,985.86	100,985.86
NET INCOME	17,251.67	14,765.26
TOTAL EQUITY	<u>139,659.01</u>	<u>137,202.60</u>
TOTAL LIABILITIES & EQUITY	<u>143,211.77</u>	<u>139,937.22</u>