

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
NOVEMBER 30, 2019**

	NOVEMBER MONTH	JAN-NOV YEAR TO DATE	BUDGET 2019
INCOME			
FINANCE CHARGES	84.18	1,207.72	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	874.29	
LIEN FEES	0.00	0.00	
VIOLATION FEES	75.00	595.00	
WRITE OFFS	0.00	(522.35)	
TOTAL INCOME	159.18	48,954.66	46,800.00
EXPENSES			
ELECTRICITY	0.00	180.21	250.00
INSURANCE (LIABILITY)	236.33	2,599.63	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,177.46	1,600.00
IRRIGATION PROJECT	0.00	1,125.00	5,000.00
LEGAL AND ACCOUNTING	0.00	50.00	3,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	575.00	
GROUNDS MAINTENANCE	0.00	7,530.00	8,400.00
IRRIGATION MAINTENANCE	291.92	5,826.39	6,000.00
TOTAL MAINTENANCE	291.92	13,931.39	14,400.00
MEETING EXPENSES	121.25	146.15	400.00
MISCELLANEOUS EXPENSES	0.00	250.00	0.00
POSTAGE AND COPIES	0.00	238.67	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	12,650.00	13,800.00
REIMBURSED EXPENSES	0.00	100.00	
RETURNED CHECKS	0.00	172.53	
SIGNS	0.00	2,104.25	2,000.00
TAXES AND LICENSES	0.00	60.04	100.00
WEBSITE	25.00	473.03	425.00
TOTAL EXPENSES	1,824.50	35,258.36	45,275.00
NET ORDINARY INCOME	(1,665.32)	13,696.30	
OTHER INCOME/EXPENSE			
INTEREST EARNED	179.65	243.49	0.00
UNREIMBURSED INCOME	0.00	969.32	
TOTAL OTHER INCOME/EXPENSE	179.65	1,212.81	0.00
NET INCOME	(1,485.67)	14,909.11	0.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		12,171.30	
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		677.04	
TOTAL FUNDS		142,848.34	

**COMSTOCK ESTATES HOA
BALANCE SHEET
NOVEMBER 30, 2019**

	<u>OCTOBER</u>	<u>NOVEMBER</u>
ASSETS		
CURRENT ASSETS		
BANK OF THE WEST - CHECKING	64,595.27	7,508.69
BANK OF THE WEST - C/D	0.00	83,153.88
BANK OF THE WEST - M/M	0.00	50,025.77
CASH IN BANK - ALPINE	2,160.00	2,160.00
CASH IN BANK - SAVINGS	80,112.95	0.00
TOTAL CASH IN BANK	<u>146,868.22</u>	<u>142,848.34</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2019	2,798.57	2,736.68
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,516.62	2,313.05
TOTAL ACCOUNTS RECEIVABLE	<u>5,315.19</u>	<u>5,049.73</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	472.70	3,097.37
DEPOSITS	1,185.00	1,110.00
TOTAL OTHER ASSETS	<u>1,657.70</u>	<u>4,207.37</u>
TOTAL ASSETS	<u>153,841.11</u>	<u>152,105.44</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	2,325.00	2,075.00
PREPAID ASSESSMENTS	82.24	82.24
TOTAL CURRENT LIABILITIES	<u>2,407.24</u>	<u>2,157.24</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,617.61	113,617.61
NET INCOME	16,394.78	14,909.11
TOTAL EQUITY	<u>151,433.87</u>	<u>149,948.20</u>
TOTAL LIABILITIES & EQUITY	<u>153,841.11</u>	<u>152,105.44</u>

NOTE: Year end financials will be available at the member meeting on Jan 8, 2020 and on the website.