

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
OCTOBER, 2018**

	OCTOBER MONTH	OCTOBER YEAR TO DATE	BUDGET 2018
INCOME			
FINANCE CHARGES	49.06	669.46	
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES		950.00	
VIOLATION FEES	150.00	375.00	
WRITE OFFS		(264.97)	
TOTAL INCOME	199.06	48,529.49	46,800.00
EXPENSES			
COMPLIANCE	0.00	0.00	1,200.00
ELECTRICITY	23.54	173.62	250.00
INSURANCE (LIABILITY)	225.33	2,253.34	2,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,587.46	1,600.00
IRRIGATION PROJECT	0.00	3,960.31	5,000.00
LEGAL AND ACCOUNTING	78.00	2,204.50	3,500.00
MAINTENANCE:			
FENCE MAINTENANCE	0.00	0.00	30,000.00
GROUNDS MAINTENANCE	840.00	6,442.50	3,900.00
IRRIGATION MAINTENANCE	225.00	2,851.27	2,700.00
TOTAL MAINTENANCE	1,065.00	9,293.77	36,600.00
MEETING EXPENSES	0.00	384.00	400.00
MISCELLANEOUS EXPENSES	145.50	310.85	0.00
POSTAGE AND COPIES	0.00	672.66	1,500.00
PROPERTY MANAGEMENT FEES	1,150.00	10,300.00	12,000.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	57.68	200.00
WEBSITE	0.00	112.95	200.00
TOTAL EXPENSES	2,687.37	31,311.14	66,450.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	6.36	33.32	0.00
TOTAL OTHER INCOME/EXPENSE	6.36	33.32	0.00
NET INCOME	(2,481.95)	17,251.67	(19,650.00)
OPERATING & RESERVE FUNDS			
FENCE RESERVE		25,000.00	
IRRIGATION SYSTEM RESERVE		45,000.00	
LANDSCAPE MODIFICATION RESERVE		15,000.00	
HARD TIMES RESERVE		15,000.00	
TOTAL FUNDS		100,000.00	

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

	<u>SEPTEMBER</u>	<u>OCTOBER</u>
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	58,587.06	57,888.38
CASH IN BANK - SAVINGS	80,036.06	80,042.42
TOTAL CASH IN BANK	<u>138,623.12</u>	<u>137,930.80</u>
UNDEPOSITED FUNDS	1,358.57	0.00
CHECKS IN TRANSIT	0.00	0.00
TOTAL CASH	<u>139,981.69</u>	<u>137,930.80</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2018	2,397.35	2,375.53
HOA ASSESSMENTS & FEES -PRIOR YEARS	1,504.78	1,454.78
REIMBURSABLE EXPENSE	0.00	0.00
TOTAL ACCOUNTS RECEIVABLE	<u>3,902.13</u>	<u>3,830.31</u>
OTHER ASSETS		
PREPAID EXPENSES (INSURANCE)	675.99	450.66
DEPOSITS	1,000.00	1,000.00
TOTAL OTHER ASSETS	<u>1,675.99</u>	<u>1,450.66</u>
TOTAL ASSETS	<u>145,559.81</u>	<u>143,211.77</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	952.95	2,215.00
PREPAID ASSESSMENTS	1,315.00	1,337.76
REIMBURSABLE RECEIPTS	0.00	0.00
TOTAL CURRENT LIABILITIES	<u>2,267.95</u>	<u>3,552.76</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	100,715.47	100,985.86
NET INCOME	20,148.74	17,251.67
TOTAL EQUITY	<u>142,285.69</u>	<u>139,659.01</u>
TOTAL LIABILITIES & EQUITY	<u>144,553.64</u>	<u>143,211.77</u>