

**COMSTOCK ESTATES HOA
BALANCE SHEET
SEPTEMBER, 2019**

	<u>AUGUST</u>	<u>SEPTEMBER</u>
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	73,641.77	68,560.00
CASH IN BANK - SAVINGS	80,101.98	80,108.12
TOTAL CASH IN BANK	<u>153,743.75</u>	<u>148,668.12</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2019	2,403.26	2,706.06
HOA ASSESSMENTS & FEES -PRIOR YEARS	2,516.62	2,516.62
TOTAL ACCOUNTS RECEIVABLE	<u>4,919.88</u>	<u>5,222.68</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	945.36	709.03
DEPOSITS	1,185.00	1,185.00
TOTAL OTHER ASSETS	<u>2,130.36</u>	<u>1,894.03</u>
TOTAL ASSETS	<u>160,793.99</u>	<u>155,784.83</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	975.00	925.00
PREPAID ASSESSMENTS	82.24	82.24
TOTAL CURRENT LIABILITIES	<u>1,057.24</u>	<u>1,007.24</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	113,617.61	113,617.61
NET INCOME	24,697.66	19,738.50
TOTAL EQUITY	<u>159,736.75</u>	<u>154,777.59</u>
TOTAL LIABILITIES & EQUITY	<u>160,793.99</u>	<u>155,784.83</u>

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

	SEPTEMBER MONTH	JAN-SEPT YEAR TO DATE	BUDGET 2019
INCOME			
FINANCE CHARGES	81.39	755.32	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,150.00	
LIEN FEES	0.00	0.00	
VIOLATION FEES	450.00	520.00	
WRITE OFFS	(28.27)	(522.35)	
TOTAL INCOME	503.12	48,702.97	46,800.00
EXPENSES			
ELECTRICITY	23.73	115.48	250.00
INSURANCE (LIABILITY)	236.33	2,126.97	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	575.00	575.00	
GROUNDS MAINTENANCE	1,290.00	6,690.00	8,400.00
IRRIGATION MAINTENANCE	1,433.75	4,409.47	6,000.00
TOTAL MAINTENANCE	3,298.75	11,674.47	14,400.00
MEETING EXPENSES	0.00	24.90	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	10,350.00	13,800.00
REIMBURSED EXPENSES	0.00	100.00	
RETURNED CHECKS	0.00	172.53	
SIGNS	476.17	2,104.25	2,000.00
TAXES AND LICENSES	0.00	60.04	100.00
WEBSITE	25.00	423.03	425.00
TOTAL EXPENSES	5,209.98	29,992.80	45,275.00
NET ORDINARY INCOME	(4,706.86)	18,710.17	
OTHER INCOME/EXPENSE			
INTEREST EARNED	6.14	59.01	0.00
UNREIMBURSED INCOME	819.32	969.32	
TOTAL OTHER INCOME/EXPENSE	825.46	1,028.33	0.00
NET INCOME	(3,881.40)	19,738.50	0.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		17,185.17	
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		1,454.68	
TOTAL FUNDS		148,639.85	