

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

	<b>JANUARY MONTH</b>	<b>JANUARY YEAR TO DATE</b>	<b>BUDGET 2019</b>
<b>INCOME</b>			
FINANCE CHARGES	172.26	172.26	
HOA ASSESSMENTS	46,800.00	46,800.00	46,800.00
LATE FEES	1,025.00	1,025.00	
LIEN FEES	0.00	0.00	
VIOLATION & FEES	70.00	70.00	
WRITE OFFS	0.00	0.00	
<b>TOTAL INCOME</b>	<b>48,067.26</b>	<b>48,067.26</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
ELECTRICITY	11.35	11.35	250.00
INSURANCE (LIABILITY)	236.33	236.33	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	1,177.46	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	950.00	950.00	8,400.00
IRRIGATION MAINTENANCE	225.00	225.00	6,000.00
<b>TOTAL MAINTENANCE</b>	<b>1,175.00</b>	<b>1,175.00</b>	<b>14,400.00</b>
MEETING EXPENSES	0.00	0.00	400.00
MISCELLANEOUS EXPENSES	0.00	0.00	0.00
POSTAGE AND COPIES	0.00	0.00	1,000.00
PROPERTY MANAGEMENT FEES	1,150.00	1,150.00	13,800.00
RETURNED CHECKS	526.10	526.10	
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	0.00	100.00
WEBSITE	25.00	25.00	425.00
<b>TOTAL EXPENSES</b>	<b>4,301.24</b>	<b>4,301.24</b>	<b>45,275.00</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	5.92	5.92	0.00
REFUND RECEIVED	40.00	40.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>45.92</b>	<b>45.92</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>43,811.94</b>	<b>43,811.94</b>	<b>1,525.00</b>
<b>OPERATING &amp; RESERVE FUNDS</b>			
CURRENT YEAR OPERATIONS		42,241.02	
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		23,498.50	
<b>TOTAL FUNDS</b>		<b>165,739.52</b>	

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

	<u><b>JANUARY</b></u>
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
CASH IN BANK - CHECKING	85,684.49
CASH IN BANK - SAVINGS	<u>80,055.03</u>
TOTAL CASH IN BANK	165,739.52
<b>ACCOUNTS RECEIVABLE</b>	
HOA ASSESSMENTS & FEES - 2019	8,349.40
HOA ASSESSMENTS & FEES -PRIOR YEARS	<u>2,391.07</u>
TOTAL ACCOUNTS RECEIVABLE	<u>10,740.47</u>
<b>OTHER ASSETS</b>	
PREPAID EXPENSES (INSURANCE)	2,599.67
DEPOSITS	<u>1,075.00</u>
TOTAL OTHER ASSETS	<u>3,674.67</u>
<b>TOTAL ASSETS</b>	<u><u>180,154.66</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>CURRENT LIABILITIES</b>	
ACCOUNTS PAYABLE	1,150.00
PREPAID ASSESSMENTS	<u>0.00</u>
TOTAL CURRENT LIABILITIES	<u>1,150.00</u>
<b>EQUITY</b>	
OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	113,771.24
NET INCOME	<u>43,811.94</u>
TOTAL EQUITY	<u>179,004.66</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>180,154.66</u></u>