

Comstock Condominiums HOA, The
 BALANCE SHEET
 Unaudited
 Year End December 31, 2018
 As Of 10/31/18

ASSETS

OPERATING FUND ASSETS

10130	Union Operating	\$	58,063.15
10300	Owners' Accounts Receivable		12,154.97
10310	Bad Debt Allowance		(10,999.63)
10509	Prepaid D&O 09/24/18-19		1,518.00
10510	Prepaid Package 09/24/18-19		23,331.00
10511	Prepaid W/C 09/24/18-19		319.00
10512	Prepaid Fidelity 06/01/18-19		423.50
10513	Prepaid Umbrella 09/24/18-19		1,295.25
	SUBTOTAL	\$	86,105.24

RESERVE FUND ASSETS

12050	Union Reserve	\$	136,401.63
12075	Union CD Plus 5/2/19 2.00% 12 mo		100,000.00
12085	Union CD Plus 1/28/19 1.600 %12 mo		100,000.00
12087	Union CD Plus 2/1/19 1.650% 12 mo		100,000.00
12089	Union CD Plus 9/21/19 2.400% 12 mo		75,000.00
12095	Prepaid Taxes		1,514.00
12099	Reserve Receivable		900.00
	SUBTOTAL	\$	513,815.63
	TOTAL ASSETS	\$	599,920.87

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 As Of 10/31/18

LIABILITIES

OPERATING FUND LIABILITIES

20000	Prepaid Assessments	\$	12,761.30	
20210	Operating Accounts Payable		1,245.31	
20220	Accrued Operating Expense		5,200.00	
	SUBTOTAL	\$		19,206.61

RESERVE FUND LIABILITIES

SUBTOTAL	\$	-
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TOTAL LIABILITIES

\$	19,206.61
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 Year End December 31, 2018
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MEMBERS' EQUITY

RESERVE FUND		
35690	Beginning Reserve Balance	\$ 479,826.93
35700	Contribution to Reserves	165,833.30
35710	Reserve Interest Earned	4,703.95
35720	Transfer Net Income	20,000.00
36000	Asphalt	(11,485.00)
36250	Fencing & Gates	(6,412.00)
36680	Painting	(13,230.00)
36682	Pool Systems	(2,680.90)
36739	Reserve Study	(900.00)
36740	Roofing System	(76,780.00)
36825	Termite Treatment	(3,372.00)
36903	Water Heater	(6,684.65)
36920	Wood	(34,100.00)
36999	Contingency	(904.00)
	SUBTOTAL	\$ 513,815.63
OPERATING FUND		
37010	Prior FYE Operating Fund Balance	\$ 88,646.16
37020	Transfer Net Income to Reserves	(20,000.00)
	Current Net Surplus/(Deficit)	(1,747.53)
	SUBTOTAL	\$ 66,898.63
TOTAL LIABILITIES & EQUITY		\$ 599,920.87

Comstock Condominiums HOA, The
RESERVE BUDGET COMPARISON REPORT
 Year End December 31, 2018
 For The Period 01/01/18 To 10/31/18

	Beginning Balance at 01/01/18	Year to Date		Ending Balance at 10/31/18	Per Budget	Variance
		Contributions	Expenditures			
	\$ (478,312.93)	\$ -	\$ (1,514.00)	\$ (479,826.93)	\$ -	\$ 1,514.00
35690 Beginning Reserve Balance	0.00	165,833.30	0.00	(165,833.30)	0.00	0.00
35700 Contribution to Reserves	0.00	4,703.95	0.00	(4,703.95)	0.00	0.00
35710 Reserve Interest Earned	0.00	20,000.00	0.00	(20,000.00)	0.00	0.00
35720 Transfer Net Income	0.00	0.00	11,485.00	11,485.00	5,500.00	(5,985.00)
36000 Asphalt	0.00	0.00	6,412.00	6,412.00	0.00	(6,412.00)
36250 Fencing & Gates	0.00	0.00	13,230.00	13,230.00	6,000.00	(7,230.00)
36680 Painting	0.00	0.00	2,680.90	2,680.90	2,835.00	154.10
36682 Pool Systems	0.00	0.00	900.00	900.00	0.00	(900.00)
36739 Reserve Study	0.00	0.00	76,780.00	76,780.00	0.00	(76,780.00)
36740 Roofing System	0.00	0.00	0.00	0.00	32,000.00	32,000.00
36785 Sump Pumps	0.00	0.00	0.00	0.00	4,480.00	1,108.00
36825 Termite Treatment	0.00	0.00	3,372.00	3,372.00	0.00	(6,684.65)
36903 Water Heater	0.00	0.00	6,684.65	6,684.65	0.00	(9,100.00)
36920 Wood	0.00	0.00	34,100.00	34,100.00	25,000.00	(9,100.00)
36999 Contingency	0.00	0.00	904.00	904.00	5,000.00	4,096.00
	\$ 478,312.93	\$ 190,537.25	\$ 155,034.55	\$ 513,815.63	\$ 80,815.00	\$ (74,219.55)

35690 Beginning Reserve Balance
 35700 Contribution to Reserves
 35710 Reserve Interest Earned
 35720 Transfer Net Income
 36000 Asphalt
 36250 Fencing & Gates
 36680 Painting
 36682 Pool Systems
 36739 Reserve Study
 36740 Roofing System
 36785 Sump Pumps
 36825 Termite Treatment
 36903 Water Heater
 36920 Wood
 36999 Contingency

Comstock Condominiums HOA, The
SUMMARIZED OPERATING BUDGET COMPARISON REPORT

Unaudited

Year End December 31, 2018
For The Period 10/01/18 To 10/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
REVENUES							
OPERATING REVENUE	\$ 40,807.24	\$ 40,693.49	\$ 113.75	\$ 430,202.02	\$ 406,934.90	\$ 23,267.12	\$ 488,322.00
TRANSFERS TO RESERVES	(16,583.33)	(16,583.33)	0.00	(165,833.30)	(165,833.30)	0.00	(199,000.00)
NET OPERATING REVENUE	\$ 24,223.91	\$ 24,110.16	\$ 113.75	\$ 264,368.72	\$ 241,101.60	\$ 23,267.12	\$ 289,322.00
EXPENSES							
ADMINISTRATIVE	\$ 5,887.07	\$ 5,979.56	\$ 92.49	\$ 58,440.63	\$ 59,795.88	\$ 1,355.25	\$ 71,755.00
BUILDING COMMON AREAS	3,166.17	3,088.82	(77.35)	53,222.61	30,888.28	(22,334.33)	37,066.00
GROUPS COMMON AREAS	1,893.00	2,991.66	1,098.66	31,212.50	29,916.68	(1,295.82)	35,900.00
RECREATION	738.25	845.83	107.58	7,995.57	8,458.30	462.73	10,150.00
UTILITIES	10,457.06	11,158.31	701.25	115,244.94	111,583.10	(3,661.84)	133,900.00
TOTAL EXPENSE	\$ 22,141.55	\$ 24,064.18	\$ 1,922.63	\$ 266,116.25	\$ 240,642.24	\$ (25,474.01)	\$ 288,771.00
NET INCOME (LOSS) BEFORE TAXES	\$ 2,082.36	\$ 45.98	\$ 2,036.38	\$ (1,747.53)	\$ 459.36	\$ (2,206.89)	\$ 551.00

Comstock Condominiums HOA, The
DETAILED OPERATING BUDGET COMPARISON REPORT

Unaudited

Year End December 31, 2018
 For The Period 10/01/18 To 10/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
REVENUE							
OPERATING REVENUE							
41010 Owners' Assessments	\$ 38,656.00	\$ 38,656.00	\$ -	\$ 386,560.00	\$ 386,560.00	\$ -	\$ 463,872.00
41020 Late Charges Billed	110.43	62.50	47.93	1,452.36	625.00	827.36	750.00
41040 Interest Billed	33.84	8.33	25.51	252.30	83.30	169.00	100.00
SUBTOTAL	\$ 38,800.27	\$ 38,726.83	\$ 73.44	\$ 388,264.66	\$ 387,268.30	\$ 996.36	\$ 464,722.00
SPECIAL ASSESSMENT REVENUE							
SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE							
43110 Laundry Revenue	\$ 2,206.97	\$ 1,416.66	\$ 790.31	\$ 18,817.05	\$ 14,166.60	\$ 4,650.45	\$ 17,000.00
43910 Fines & Penalties	0.00	0.00	0.00	675.00	0.00	675.00	0.00
43949 Utility Credit Revenue	0.00	0.00	0.00	591.30	0.00	591.30	0.00
43950 Parking Lease	(200.00)	550.00	(750.00)	7,650.00	5,500.00	2,150.00	6,600.00
43970 Pool Key Revenue	0.00	0.00	0.00	140.00	0.00	140.00	0.00
43985 Ins Claim 2044 # 8 F	0.00	0.00	0.00	14,064.01	0.00	14,064.01	0.00
SUBTOTAL	\$ 2,006.97	\$ 1,966.66	\$ 40.31	\$ 41,937.36	\$ 19,666.60	\$ 22,270.76	\$ 23,600.00
TRANSFERS TO RESERVES							
49010 Reserve Contribution	\$ (16,583.33)	\$ (16,583.33)	\$ -	\$ (165,833.30)	\$ (165,833.30)	\$ -	\$ (199,000.00)
SUBTOTAL	\$ (16,583.33)	\$ (16,583.33)	\$ -	\$ (165,833.30)	\$ (165,833.30)	\$ -	\$ (199,000.00)
NET OPERATING REVENUE	\$ 24,223.91	\$ 24,110.16	\$ 113.75	\$ 264,368.72	\$ 241,101.60	\$ 23,267.12	\$ 289,322.00

Comstock Condominiums HOA, The
DETAILED OPERATING BUDGET COMPARISON REPORT

Unaudited

Year End December 31, 2018
 For The Period 10/01/18 To 10/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
EXPENSES							
ADMINISTRATIVE							
50010 Insurance Policies	\$ 2,462.43	\$ 2,430.00	\$ (32.43)	\$ 23,854.68	\$ 24,300.00	\$ 445.32	\$ 29,160.00
50012 Postage	89.73	150.00	60.27	1,239.98	1,500.00	260.02	1,800.00
50014 Copies & Printing	377.22	100.00	(277.22)	1,176.49	1,000.00	(176.49)	1,200.00
50016 Office Supplies	15.19	41.66	26.47	314.47	416.68	102.21	500.00
50022 CPA Services	0.00	106.25	106.25	1,275.00	1,062.50	(212.50)	1,275.00
50030 Financial Management Contract	735.00	735.00	0.00	7,350.00	7,350.00	0.00	8,820.00
50034 Misc Financial Mgmt Services	(46.91)	0.00	46.91	58.00	0.00	(58.00)	0.00
50035 Community Management Contract	2,200.00	2,200.00	0.00	22,000.00	22,000.00	0.00	26,400.00
50040 Legal & Professional Services	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
50042 Memberships & Publications	0.00	33.33	33.33	400.00	333.34	(66.66)	400.00
50044 Community Events	0.00	8.33	8.33	0.00	83.34	83.34	100.00
50046 Board Training	0.00	8.33	8.33	0.00	83.34	83.34	100.00
50090 Administrative Incidentals	54.41	83.33	28.92	772.01	833.34	61.33	1,000.00
SUBTOTAL	\$ 5,887.07	\$ 5,979.56	\$ 92.49	\$ 58,440.63	\$ 59,795.88	\$ 1,355.25	\$ 71,755.00
BUILDING COMMON AREAS							
51010 Custodial Service	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 10,029.20	\$ 10,000.00	\$ (29.20)	\$ 12,000.00
51011 Misc. Custodial Services	153.17	50.00	(103.17)	535.94	500.00	(35.94)	600.00
51014 Common Area Maintenance	2,840.00	1,333.33	(1,506.67)	17,810.47	13,333.34	(4,477.13)	16,000.00
51016 Lighting Maintenance	200.00	41.66	(158.34)	538.99	416.60	(122.39)	500.00
51017 Pest Control	648.00	393.00	(255.00)	5,047.00	3,930.00	(1,117.00)	4,716.00
51018 Gutter & Downspout Maintenance	0.00	250.00	250.00	80.00	2,500.00	2,420.00	3,000.00
51021 Locksmith Services	0.00	20.83	20.83	72.00	208.34	136.34	250.00
51095 Insurance Claim-2044 # 8 Fire	(1,675.00)	0.00	1,675.00	19,109.01	0.00	(19,109.01)	0.00
SUBTOTAL	\$ 3,166.17	\$ 3,088.82	\$ (77.35)	\$ 53,222.61	\$ 30,888.28	\$ (22,334.33)	\$ 37,066.00

Comstock Condominiums HOA, The
DETAILED OPERATING BUDGET COMPARISON REPORT

Unaudited

Year End December 31, 2018
 For The Period 10/01/18 To 10/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
GROUPS COMMON AREAS							
51210 Landscape Maintenance	\$ 1,783.00	\$ 1,783.33	\$ 0.33	\$ 17,830.00	\$ 17,833.34	\$ 3.34	\$ 21,400.00
51215 Irrigation Maintenance	110.00	208.33	98.33	2,627.50	2,083.34	(544.16)	2,500.00
51216 Landscape Improvements	0.00	500.00	500.00	4,860.00	5,000.00	140.00	6,000.00
51217 Tree Maintenance	0.00	500.00	500.00	5,895.00	5,000.00	(895.00)	6,000.00
SUBTOTAL	\$ 1,893.00	\$ 2,991.66	\$ 1,098.66	\$ 31,212.50	\$ 29,916.68	\$ (1,295.82)	\$ 35,900.00
RECREATION							
53010 Pool Service	\$ 550.00	\$ 550.00	\$ -	\$ 5,500.00	\$ 5,500.00	\$ -	\$ 6,600.00
53020 Misc. Pool Services	188.25	208.33	20.08	1,504.57	2,083.30	578.73	2,500.00
53090 Pool Certification	0.00	87.50	87.50	991.00	875.00	(116.00)	1,050.00
SUBTOTAL	\$ 738.25	\$ 845.83	\$ 107.58	\$ 7,995.57	\$ 8,458.30	\$ 462.73	\$ 10,150.00
UTILITIES							
55010 Gas	\$ 1,200.00	\$ 2,100.00	\$ 900.00	\$ 16,908.17	\$ 21,000.00	\$ 4,091.83	\$ 25,200.00
55012 Electricity	800.00	1,041.66	241.66	8,923.90	10,416.60	1,492.70	12,500.00
55014 Water	4,164.40	3,791.66	(372.74)	48,383.43	37,916.60	(10,466.83)	45,500.00
55016 Waste	3,200.00	3,241.66	41.66	31,008.50	32,416.60	1,408.10	38,900.00
55017 Recycling	1,092.66	983.33	(109.33)	10,020.94	9,833.30	(187.64)	11,800.00
SUBTOTAL	\$ 10,457.06	\$ 11,158.31	\$ 701.25	\$ 115,244.94	\$ 111,583.10	\$ (3,661.84)	\$ 133,900.00
TOTAL EXPENSES	\$ 22,141.55	\$ 24,064.18	\$ 1,922.63	\$ 266,116.25	\$ 240,642.24	\$ (25,474.01)	\$ 288,771.00
NET INCOME (LOSS) BEFORE TAXES	\$ 2,082.36	\$ 45.98	\$ 2,036.38	\$ (1,747.53)	\$ 459.36	\$ (2,206.89)	\$ 551.00