

# COMSTOCK ESTATES HOA

## Balance Sheet

As of August 31, 2023

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	<u>Aug 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ALPINE BANK - CHECKING	22,734.04
ALPINE BANK - HOA RESERVES	<u>154,798.73</u>
<b>Total Checking/Savings</b>	177,532.77
<b>Accounts Receivable</b>	
HOA ASSESSMENTS	<u>10,295.43</u>
<b>Total Accounts Receivable</b>	10,295.43
<b>Other Current Assets</b>	
PREPAID EXPENSES	954.64
UNDEPOSITED FUNDS	<u>(150.00)</u>
<b>Total Other Current Assets</b>	<u>804.64</u>
<b>Total Current Assets</b>	188,632.84
<b>Other Assets</b>	
DEPOSITS	<u>1,009.95</u>
<b>Total Other Assets</b>	<u>1,009.95</u>
<b>TOTAL ASSETS</b>	<b><u><u>189,642.79</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
ACCOUNTS PAYABLE	<u>225.00</u>
<b>Total Accounts Payable</b>	<u>225.00</u>
<b>Total Current Liabilities</b>	<u>225.00</u>
<b>Total Liabilities</b>	225.00
<b>Equity</b>	
OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	174,596.51
Net Income	<u>(6,600.20)</u>
<b>Total Equity</b>	<u>189,417.79</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>189,642.79</u></u></b>

# COMSTOCK ESTATES HOA

## Profit & Loss YTD Comparison

August 2023

	Aug 23	Jan - Aug 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
FINANCE CHARGES	193.75	1,666.19
HOA ASSESSMENTS	0.00	46,800.00
LATE FEES	0.00	1,175.00
LIEN FEES	0.00	200.00
WAIVERS OF FEES	(6.51)	(233.61)
<b>Total Income</b>	187.24	49,607.58
<b>Gross Profit</b>	187.24	49,607.58
<b>Expense</b>		
BANK FEES	0.00	240.00
ELECTRICITY	0.00	79.95
INSURANCE (LIABILITY)	238.67	1,909.36
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,393.38
LEGAL AND ACCOUNTING	0.00	1,100.00
<b>MAINTENANCE</b>		
FENCE MAINTENANCE	31,119.50	31,184.40
GROUND MAINTENANCE - REPAIRS	0.00	750.00
GROUNDS MAINTENANCE - CONTRA...	737.32	3,686.60
IRRIGATION MAINTENANCE-CONTRA...	225.00	1,800.00
IRRIGATION MAINTENANCE-REPAIRS	0.00	1,998.77
<b>Total MAINTENANCE</b>	32,081.82	39,419.77
MEETING EXPENSES	0.00	262.30
MISCELLANEOUS EXPENSES	13.23	739.62
POSTAGE AND COPIES	0.00	490.72
PROPERTY MANAGEMENT FEES	1,150.00	9,200.00
RETURNED ITEMS	0.00	150.00
TAXES AND LICENSES	0.00	190.76
WEB SITE	150.00	150.00
<b>Total Expense</b>	33,633.72	56,325.86
<b>Net Ordinary Income</b>	(33,446.48)	(6,718.28)

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## Profit & Loss YTD Comparison

August 2023

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	<u>Aug 23</u>	<u>Jan - Aug 23</u>
Other Income/Expense		
Other Income		
<b>INTEREST EARNED</b>	0.00	118.08
<b>Total Other Income</b>	0.00	118.08
<b>Net Other Income</b>	0.00	118.08
<b>Net Income</b>	<b><u>(33,446.48)</u></b>	<b><u>(6,600.20)</u></b>