

# COMSTOCK ESTATES HOA

## Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ALPINE BANK - CHECKING	23,193.57
ALPINE BANK - HOA RESERVES	<u>114,798.73</u>
<b>Total Checking/Savings</b>	137,992.30
<b>Accounts Receivable</b>	
HOA ASSESSMENTS	<u>10,123.62</u>
<b>Total Accounts Receivable</b>	10,123.62
<b>Other Current Assets</b>	
PREPAID EXPENSES	<u>(0.04)</u>
<b>Total Other Current Assets</b>	<u>(0.04)</u>
<b>Total Current Assets</b>	148,115.88
<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>149,125.83</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	176,756.51
Net Income	<u>(49,052.16)</u>
<b>Total Equity</b>	<u>149,125.83</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>149,125.83</u></u></b>

# COMSTOCK ESTATES HOA

## Profit & Loss YTD Comparison

December 2023

	<u>Dec 23</u>	<u>Jan - Dec 23</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>FINANCE CHARGES</b>	244.93	2,469.38
<b>HOA ASSESSMENTS</b>	0.00	46,800.00
<b>LATE FEES</b>	0.00	1,175.00
<b>LIEN FEES</b>	0.00	200.00
<b>VIOLATION FEES</b>	0.00	225.00
<b>WAIVERS OF FEES</b>	0.00	(233.61)
<b>Total Income</b>	<u>244.93</u>	<u>50,635.77</u>
<b>Gross Profit</b>	244.93	50,635.77
<b>Expense</b>		
<b>BANK FEES</b>	0.00	240.00
<b>ELECTRICITY</b>	38.31	231.39
<b>INSURANCE (LIABILITY)</b>	238.67	2,864.04
<b>IRRIGATION (G/V SHARES - ELMWD)</b>	0.00	2,393.38
<b>LEGAL AND ACCOUNTING</b>	0.00	1,100.00
<b>MAINTENANCE</b>		
<b>FENCE MAINTENANCE</b>	0.00	64,594.90
<b>GROUND MAINTENANCE - REPAIRS</b>	0.00	750.00
<b>GROUNDS MAINTENANCE - CONTRA...</b>	737.32	5,898.56
<b>IRRIGATION MAINTENANCE-CONTRA...</b>	225.00	2,700.00
<b>IRRIGATION MAINTENANCE-REPAIRS</b>	0.00	3,166.04
<b>Total MAINTENANCE</b>	962.32	77,109.50
<b>MEETING EXPENSES</b>	0.00	312.30
<b>MERCHANT DEPOSIT FEES</b>	34.30	34.30
<b>MISCELLANEOUS EXPENSES</b>	0.00	739.62
<b>POSTAGE AND COPIES</b>	0.00	490.72
<b>PROPERTY MANAGEMENT FEES</b>	1,150.00	13,800.00
<b>RETURNED ITEMS</b>	0.00	150.00
<b>TAXES AND LICENSES</b>	0.00	190.76
<b>WEB SITE</b>	0.00	150.00
<b>Total Expense</b>	<u>2,423.60</u>	<u>99,806.01</u>
<b>Net Ordinary Income</b>	(2,178.67)	(49,170.24)