

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
AUGUST, 2024**

	<u>AUGUST</u>	<u>JULY</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
ALPINE BANK - CHECKING	44,618.82	46,510.42
ALPINE BANK - HOA RESERVES	15,126.03	15,126.03
ALPINE BANK - CD	104,118.64	100,805.45
TOTAL CASH IN BANK	<u>163,863.49</u>	<u>162,441.90</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2024	5,078.14	6,448.80
HOA ASSESSMENTS & FEES -PRIOR YEARS	7,163.18	7,613.18
TOTAL ACCOUNTS RECEIVABLE	<u>12,241.32</u>	<u>14,061.98</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	989.68	1,237.09
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>1,999.63</u>	<u>2,247.04</u>
<b>TOTAL ASSETS</b>	<b><u>178,104.44</u></b>	<b><u>178,750.92</u></b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	0.00	207.91
TOTAL CURRENT LIABILITIES	<u>0.00</u>	<u>207.91</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	128,728.36	128,728.36
NET INCOME	27,954.60	28,393.17
TOTAL EQUITY	<u>178,104.44</u>	<u>178,543.01</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>178,104.44</u></b>	<b><u>178,750.92</u></b>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
AUGUST 31, 2024**

	<b>AUGUST</b>	<b>JAN-AUG</b>	<b>BUDGET</b>
	<b>MONTH</b>	<b>YEAR TO DATE</b>	<b>2024</b>
<b>INCOME</b>			
FINANCE CHARGES	85.36	2,211.58	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	350.00	0.00
LEGAL FEES	0.00	75.00	0.00
LIEN FEES	0.00	0.00	0.00
VIOLATION FEES	300.00	750.00	0.00
WRITE OFFS	(13.20)	51.70	0.00
<b>TOTAL INCOME</b>	<b>372.16</b>	<b>50,238.28</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	23.19	218.39	0.00
ELECTRICITY	36.13	161.23	250.00
INSURANCE (LIABILITY)	247.41	1,979.28	3,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,541.82	2,400.00
LEGAL AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	2,444.35	11,984.50	15,500.00
MEETING EXPENSES	0.00	207.63	250.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
OFFICE EXPENSES	0.00	51.41	0.00
POSTAGE AND COPIES	63.00	165.60	150.00
PROPERTY MANAGEMENT FEES	1,150.00	9,200.00	13,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
RETURNED CHECKS	0.00	0.00	0.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	227.56	200.00
WEBSITE	0.00	0.00	300.00
10% REQUIRED RESERVE	0.00	0.00	4,680.00
<b>TOTAL EXPENSES</b>	<b>3,964.08</b>	<b>25,737.42</b>	<b>46,480.00</b>
<b>NET ORDINARY INCOME</b>	<b>(3,591.92)</b>	<b>24,500.86</b>	<b>320.00</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	484.34	3,453.74	150.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>484.34</b>	<b>3,453.74</b>	<b>150.00</b>
<b>NET INCOME</b>	<b>(3,107.58)</b>	<b>27,954.60</b>	<b>470.00</b>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
AUGUST 31, 2024**

<b>AUGUST</b>	<b>JAN-AUG</b>	<b>BUDGET</b>
<b>MONTH</b>	<b>YEAR TO DATE</b>	<b>2024</b>

**MAINTENANCE EXPENSES**

GROUNDS MAINTENANCE - CONTRACT	1,375.85	5,503.40	7,500.00
GROUNDS MAINTENANCE - REPAIRS	843.50	2,951.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	1,800.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	1,730.10	3,300.00
<b>SUBTOTAL ANNUAL MAINTENANCE</b>	<b>2,444.35</b>	<b>11,984.50</b>	<b>15,500.00</b>

**SPECIAL PROJECTS**

	<b>END OF YEAR</b>	<b>RESERVE FUND</b>	<b>PROJECT TOTAL</b>
DRY POND REHAB	0.00	0.00	0.00
FENCE REPAIR AND PAINT	16,594.90	40,000.00	64,594.90

**OPERATING & RESERVE FUNDS**

CURRENT YEAR OPERATIONS	24,180.86
FENCE RESERVE	5,000.00
IRRIGATION SYSTEM RESERVE	45,000.00
LANDSCAPE MODIFICATION RESERVE	15,000.00
HARD TIMES RESERVE	15,000.00
RESERVE FUNDS	59,682.63
<b>TOTAL FUNDS</b>	<b>163,863.49</b>