

COMSTOCK ESTATES HOA

Balance Sheet

As of February 29, 2024

	<u>Feb 29, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
ALPINE BANK - CHECKING	51,818.46
ALPINE BANK - HOA RESERVES	114,798.73
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Total Checking/Savings	166,617.19
Accounts Receivable	
HOA ASSESSMENTS	19,027.68
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Total Accounts Receivable	19,027.68
Other Current Assets	
PREPAID EXPENSES	2,474.14
UNDEPOSITED FUNDS	
UNDEPOSITED FUNDS - BANK	(450.00)
UNDEPOSITED FUNDS - Other	2,598.28
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Total UNDEPOSITED FUNDS	2,148.28
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Total Other Current Assets	4,622.42
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Total Current Assets	190,267.29
Other Assets	
DEPOSITS	1,009.95
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Total Other Assets	1,009.95
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TOTAL ASSETS	<u>191,277.24</u>
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LIABILITIES & EQUITY	
Equity	
OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	127,530.71
Net Income	42,325.05
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Total Equity	191,277.24
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TOTAL LIABILITIES & EQUITY	<u>191,277.24</u>
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COMSTOCK ESTATES HOA

Profit & Loss YTD Comparison

February 2024

	<u>Feb 24</u>	<u>Jan - Feb 24</u>
Ordinary Income/Expense		
Income		
FINANCE CHARGES	268.46	667.68
HOA ASSESSMENTS	0.00	46,800.00
LATE FEES	25.00	25.00
	<u>293.46</u>	<u>47,492.68</u>
Total Income	293.46	47,492.68
Gross Profit	293.46	47,492.68
Expense		
C/CARD FEES	49.00	195.20
ELECTRICITY	14.08	28.16
INSURANCE (LIABILITY)	247.41	494.82
IRRIGATION (G/V SHARES - ELMWD)	1,541.82	1,541.82
MAINTENANCE		
GROUNDS MAINTENANCE - CONTRA...	225.00	450.00
	<u>225.00</u>	<u>450.00</u>
Total MAINTENANCE	225.00	450.00
MEETING EXPENSES	0.00	157.63
PROPERTY MANAGEMENT FEES	0.00	2,300.00
	<u>2,077.31</u>	<u>5,167.63</u>
Total Expense	2,077.31	5,167.63
Net Ordinary Income	<u>(1,783.85)</u>	<u>42,325.05</u>
Net Income	<u><u>(1,783.85)</u></u>	<u><u>42,325.05</u></u>