

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
AUGUST, 2025**

	<u>AUGUST</u>	<u>JULY</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
ALPINE BANK - CHECKING	40,408.39	46,244.76
ALPINE BANK - C/D	108,685.34	108,297.25
ALPINE BANK - HOA RESERVES	15,447.93	15,425.23
TOTAL CASH IN BANK	<u>164,541.66</u>	<u>169,967.24</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - PRIOR YEARS	8,373.56	11,508.84
HOA ASSESSMENTS & FEES - 2025	3,733.06	3,130.36
TOTAL ACCOUNTS RECEIVABLE	<u>12,106.62</u>	<u>14,639.20</u>
<b>OTHER CURRENT ASSETS</b>		
PREPAID EXPENSES (INSURANCE)	1,568.31	1,118.31
PREPAID EXPENSES - OTHER	1,142.23	450.00
UNDEPOSITED FUNDS	739.80	-1,005.67
TOTAL OTHER CURRENT ASSETS	<u>3,450.34</u>	<u>562.64</u>
<b>OTHER ASSETS</b>		
DEPOSITS	90.00	90.00
TOTAL OTHER ASSETS	<u>90.00</u>	<u>90.00</u>
<b>TOTAL ASSETS</b>	<u>180,188.62</u>	<u>185,259.08</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	0.00	2,194.00
TOTAL CURRENT LIABILITIES	<u>0.00</u>	<u>2,194.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,178.16	140,370.75
NET INCOME	18,588.98	21,272.85
TOTAL EQUITY	<u>180,188.62</u>	<u>183,065.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>180,188.62</u>	<u>185,259.08</u>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
AUGUST, 2025**

	AUGUST MONTH	JAN-AUGUST YEAR TO DATE	BUDGET 2025
<b>INCOME</b>			
FINANCE CHARGES	130.84	1,055.56	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,849.01	0.00
LIEN FEES	0.00	120.00	0.00
OVERPAYMENT REFUNDS	0.00	-330.50	0.00
VIOLATIONS/FINES	-75.00	-25.00	0.00
WAIVERS	-55.60	-261.75	0.00
<b>TOTAL INCOME</b>	<b>0.24</b>	<b>49,207.32</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
C/CARD FEES	4.90	294.28	200.00
ELECTRICITY	30.70	151.32	250.00
INSURANCE (LIABILITY)	313.67	2,195.69	3,000.00
IRRIGATION (g/v SHARES-ELMWOOD	0.00	1,588.28	1,588.00
FENCE MAINTENANCE	0.00	54.65	0.00
GROUNDS MAINTENANCE - CONTRACT	225.00	1,800.00	2,700.00
GROUNDS MAINTENANCE - REPAIRS	357.50	1,860.20	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	917.23	5,503.38	7,500.00
IRRIGATION MAINTENANCE - REPAIRS	428.00	5,000.22	3,300.00
<b>MAINTENANCE EXPENSES - SEE BELOW</b>	<b>1,927.73</b>	<b>14,163.80</b>	<b>15,500.00</b>
LEGAL FEES AND ACCOUNTING	0.00	0.00	1,500.00
MEETING EXPENSES	0.00	1,387.84	300.00
MISCELLANEOUS	0.00	0.00	100.00
OFFICE EXPENSE	0.00	143.00	0.00
POSTAGE AND COPIES	55.94	345.64	175.00
PROPERTY MANAGEMENT FEES	1,322.00	10,576.00	15,800.00
RESERVE STUDIES	1,025.00	2,050.00	2,000.00
TAXES & LICENSES	0.00	228.80	250.00
WEB SITE	580.00	650.00	400.00
<b>TOTAL EXPENSES</b>	<b>5,259.94</b>	<b>33,829.30</b>	<b>56,563.00</b>
<b>NET ORDINARY INCOME</b>	<b>-5,259.70</b>	<b>15,378.02</b>	<b>56,563.00</b> <b>3,737.00</b>
<b>OTHER INCOME</b>			
INTEREST EARNED	410.79	3,210.96	3,500.00
<b>TOTAL OTHER INCOME</b>	<b>410.79</b>	<b>3,210.96</b>	<b>3,500.00</b>
<b>NET INCOME</b>	<b>-4,848.91</b>	<b>18,588.98</b>	<b>7,237.00</b>

**COMSTOCK ESTATES HOA  
 PROFIT & LOSS YTD COMPARISON  
 AUGUST, 2025**

**MAINTENANCE EXPENSES**

GROUNDS MAINTENANCE - CONTRACT  
 GROUNDS MAINTENANCE - REPAIRS  
 IRRIGATION MAINTENANCE - CONTRACT  
 IRRIGATION MAINTENANCE - REPAIRS  
 SUBTOTAL ANNUAL MAINTENANCE

APRIL MONTH	JAN-APR YEAR TO DATE	BUDGET 2025
225.00	1,800.00	2,700.00
357.50	1,860.20	2,000.00
917.23	5,503.38	7,500.00
428.00	5,000.22	3,300.00
1,927.73	14,163.80	15,500.00

**SPECIAL PROJECTS**

DRY POND  
 FENCE REPAIR AND PAINT

END OF YEAR	RESERVE FUND	PROJECT TOTAL
0.00	0.00	0.00
1,654.90	40,000.00	64,594.90

**OPERATING & RESERVE FUNDS**

CURRENT OPERATIONS  
 FENCE RESERVE  
 IRRIGATION SYSTEM RESERVE  
 LANDSCAPE MODIFICATION RESERVE  
 RESERVE FUNDS  
 TOTAL FUNDS

22,733.70
5,000.00
45,000.00
15,000.00
76,807.96
<u>164,541.66</u>