

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

	JULY MONTH	JAN-JULY YEAR TO DATE	BUDGET 2025
INCOME			
FINANCE CHARGES	110.77	969.40	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,948.09	0.00
LIEN FEES	0.00	120.00	0.00
OVERPAYMENT REFUNDS	0.00	-330.50	0.00
VIOLATIONS/FINES	0.00	50.00	0.00
WAIVERS	0.00	37.95	0.00
TOTAL INCOME	110.77	49,594.94	46,800.00
EXPENSES			
C/CARD FEES	0.00	289.38	200.00
ELECTRICITY	24.37	120.62	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	1,575.00	2,700.00
GROUNDS MAINTENANCE - REPAIRS	0.00	1,502.70	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	917.23	5,503.38	7,500.00
IRRIGATION MAINTENANCE - REPAIRS	2,226.52	4,572.22	3,300.00
MAINTENANCE EXPENSES - SEE BELOW	3,368.75	13,153.30	15,500.00
LEGAL FEES AND ACCOUNTING	0.00	0.00	1,500.00
MEETING EXPENSES	665.88	1,387.84	300.00
MISCELLANEOUS	0.00	0.00	100.00
OFFICE EXPENSE	0.00	143.00	0.00
POSTAGE AND COPIES	0.00	289.70	175.00
PROPERTY MANAGEMENT FEES	1,322.00	10,576.00	15,800.00
RESERVE STUDIES	0.00	1,025.00	2,000.00
TAXES & LICENSES	0.00	228.80	250.00
WEB SITE	0.00	70.00	400.00
TOTAL EXPENSES	5,694.67	31,122.26	56,563.00
NET ORDINARY INCOME	-5,583.90	18,472.68	56,563.00
OTHER INCOME			3,737.00
INTEREST EARNED	408.82	2,800.17	3,500.00
TOTAL OTHER INCOME	408.82	2,800.17	3,500.00
NET INCOME	-5,175.08	21,272.85	7,237.00

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

	<u>JULY</u>	<u>JUNE</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	46,244.76	51,262.44
ALPINE BANK - C/D	108,297.25	107,910.54
ALPINE BANK - HOA RESERVES	15,425.23	15,403.12
TOTAL CASH IN BANK	<u>169,967.24</u>	<u>174,576.10</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - PRIOR YEARS	11,508.84	11,508.84
HOA ASSESSMENTS & FEES - 2025	3,130.36	4,233.66
TOTAL ACCOUNTS RECEIVABLE	<u>14,639.20</u>	<u>15,742.50</u>
OTHER CURRENT ASSETS		
PREPAID EXPENSES (INSURANCE)	1,118.31	1,881.98
PREPAID EXPENSES - OTHER	450.00	0.00
UNDEPOSITED FUNDS	-1,005.67	-1,005.67
TOTAL OTHER CURRENT ASSETS	<u>562.64</u>	<u>876.31</u>
OTHER ASSETS		
DEPOSITS	90.00	90.00
TOTAL OTHER ASSETS	<u>90.00</u>	<u>90.00</u>
TOTAL ASSETS	<u>185,259.08</u>	<u>191,284.91</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	2,194.00	1,322.00
TOTAL CURRENT LIABILITIES	<u>2,194.00</u>	<u>1,322.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,370.75	140,370.75
NET INCOME	21,272.85	28,170.68
TOTAL EQUITY	<u>183,065.08</u>	<u>189,962.91</u>
TOTAL LIABILITIES & EQUITY	<u>185,259.08</u>	<u>191,284.91</u>