

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
JANUARY 31, 2024**

	<u>JANUARY</u>	<u>DECEMBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
ALPINE BANK - CHECKING	45,027.99	23,193.57
ALPINE BANK - HOA RESERVES	14,798.73	14,798.73
ALPINE BANK - CD	100,000.00	100,000.00
TOTAL CASH IN BANK	<u>159,826.72</u>	<u>137,992.30</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2024	14,910.94	3,703.17
HOA ASSESSMENTS & FEES -PRIOR YEARS	10,123.56	6,420.45
TOTAL ACCOUNTS RECEIVABLE	<u>25,034.50</u>	<u>10,123.62</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	6,450.00	0.00
PREPAID EXPENSES (INSURANCE)	2,721.55	(0.04)
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>10,181.50</u>	<u>1,009.91</u>
<b>TOTAL ASSETS</b>	<u>195,042.72</u>	<u>149,125.83</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	225.00	0.00
TOTAL CURRENT LIABILITIES	<u>225.00</u>	<u>0.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	127,479.70	176,756.51
TRANSFER OF FUNDS FROM RESERVES	0.00	(40,000.00)
NET INCOME	45,916.54	(9,052.16)
TOTAL EQUITY	<u>194,817.72</u>	<u>149,125.83</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>195,042.72</u>	<u>149,125.83</u>

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

	JANUARY MONTH	JANUARY YEAR TO DATE	BUDGET 2024
<b>INCOME</b>			
Finance Charges	183.23	183.23	0.00
HOA Assessments	46,800.00	46,800.00	46,800.00
Late Fees	1,875.00	1,875.00	0.00
Legal Fees	0.00	0.00	0.00
Lien Fees	0.00	0.00	0.00
Violation Fees	0.00	0.00	0.00
Write Offs	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>48,858.23</b>	<b>48,858.23</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
Bank Fees	0.00	0.00	0.00
Credit Card Fees	169.28	169.28	0.00
Electricity	0.00	0.00	250.00
Insurance (Liability)	247.41	247.41	2,800.00
Irrigation (G/V Shares - ELMWD)	0.00	0.00	2,400.00
Legal and Accounting	0.00	0.00	1,500.00
Maintenance Expenses - see below	225.00	225.00	13,806.00
Meeting Expenses	0.00	0.00	500.00
Miscellaneous Expenses	0.00	0.00	250.00
Postage and Copies	0.00	0.00	150.00
Property Management Fees	2,300.00	2,300.00	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	0.00	200.00
Website	0.00	0.00	300.00
<b>TOTAL EXPENSES</b>	<b>2,941.69</b>	<b>2,941.69</b>	<b>39,956.00</b>
<b>NET ANNUAL INCOME</b>	<b>45,916.54</b>	<b>45,916.54</b>	<b>6,844.00</b>

**MAINTENANCE EXPENSES:**

Grounds Maintenance - Contract	0.00	0.00	7,606.00
Grounds Maintenance - Repairs	0.00	0.00	2,000.00
Irrigation Maintenance - Contract	225.00	225.00	2,700.00
Irrigation Maintenance - Repairs	0.00	0.00	1,500.00
<b>Subtotal Annual Maintenance</b>	<b>225.00</b>	<b>225.00</b>	<b>13,806.00</b>

	JANUARY MONTH	JANUARY YEAR TO DATE	BUDGET 2024
<b>OTHER INCOME/EXPENSE</b>			
Interest Earned	0.00	0.00	150.00
Transfer Fence/Landscape Reserve	0.00	0.00	
Unreimbursed Income	0.00	0.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	0.00	0.00	150.00
<b>NET INCOME</b>	<b>45,916.54</b>	<b>45,916.54</b>	<b>6,994.00</b>

<b>SPECIAL PROJECTS</b>	Annual Budget	End of Year	Reserve Fund
Dry Pond Rehab	8,000.00	0.00	0.00

<b>OPERATING &amp; RESERVE FUNDS</b>	
Current Year Operations	39,072.54
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	40,754.18
<b>TOTAL FUNDS</b>	<b>159,826.72</b>