

COMSTOCK ESTATES HOA

Balance Sheet

As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
ALPINE BANK - CHECKING	56,333.95
ALPINE BANK - HOA RESERVES	114,798.73
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Total Checking/Savings	171,132.68
Accounts Receivable	
HOA ASSESSMENTS	13,664.62
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Total Accounts Receivable	13,664.62
Other Current Assets	
PREPAID EXPENSES	1,979.32
UNDEPOSITED FUNDS	
UNDEPOSITED FUNDS - BANK	(450.00)
UNDEPOSITED FUNDS - Other	325.00
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Total UNDEPOSITED FUNDS	(125.00)
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Total Other Current Assets	1,854.32
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Total Current Assets	186,651.62
Other Assets	
DEPOSITS	1,009.95
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Total Other Assets	1,009.95
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TOTAL ASSETS	<u>187,661.57</u>
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LIABILITIES & EQUITY	
Equity	
OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	127,595.61
Net Income	38,644.48
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Total Equity	187,661.57
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TOTAL LIABILITIES & EQUITY	<u>187,661.57</u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
APRIL 30, 2024**

	APRIL MONTH	JAN-APRIL YEAR TO DATE	BUDGET 2024
INCOME			
FINANCE CHARGES	249.19	1,849.16	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	0.00	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	64.90	64.90	0.00
TOTAL INCOME	314.09	48,714.06	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	0.00	195.20	0.00
ELECTRICITY	14.08	56.32	250.00
INSURANCE (LIABILITY)	247.41	989.64	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	1,325.00	2,000.00	15,500.00
MEETING EXPENSES	25.00	182.63	250.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
OFFICE EXPENSES	51.41	51.41	0.00
POSTAGE AND COPIES	0.00	0.00	150.00
PROPERTY MANAGEMENT FEES	1,150.00	4,600.00	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	227.56	227.56	200.00
WEBSITE	0.00	0.00	300.00
10% REQUIRED RESERVE	0.00	0.00	4,680.00
TOTAL EXPENSES	3,040.46	9,844.58	46,480.00
NET ORDINARY INCOME	(2,726.37)	38,869.48	320.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	0.00	0.00	150.00
TOTAL OTHER INCOME/EXPENSE	0.00	0.00	150.00
NET INCOME	(2,726.37)	38,869.48	470.00

**COMSTOCK ESTATES HOA
 PROFIT & LOSS YTD COMPARISON
 APRIL 30, 2024**

MAINTENANCE EXPENSES

GROUNDS MAINTENANCE - CONTRACT	225.00	900.00	7,500.00
GROUNDS MAINTENANCE - REPAIRS	1,100.00	1,100.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	0.00	0.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	1,325.00	2,000.00	15,500.00

SPECIAL PROJECTS

	END OF YEAR	RESERVE FUND	PROJECT TOTAL
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	38,549.48
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	52,583.20
TOTAL FUNDS	<u>171,132.68</u>