

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
MARCH, 2024**

**ASSETS**

**CURRENT ASSETS**

ALPINE BANK - CHECKING	56,704.91
ALPINE BANK - HOA RESERVES	14,798.73
ALPINE BANK - CD	100,000.00
TOTAL CASH IN BANK	<u>171,503.64</u>

**ACCOUNTS RECEIVABLE**

HOA ASSESSMENTS & FEES - 2024	10,804.98
HOA ASSESSMENTS & FEES -PRIOR YEARS	6,420.45
TOTAL ACCOUNTS RECEIVABLE	<u>17,225.43</u>

**OTHER ASSETS**

UNDEPOSITED FUNDS	305.60
PREPAID EXPENSES (INSURANCE)	2,226.73
DEPOSITS	1,009.95
TOTAL OTHER ASSETS	<u>3,542.28</u>

**TOTAL ASSETS**

192,271.35

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

ACCOUNTS PAYABLE	1,375.00
TOTAL CURRENT LIABILITIES	<u>1,375.00</u>

**EQUITY**

OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	127,595.61
NET INCOME	41,879.26
TOTAL EQUITY	<u>190,896.35</u>

**TOTAL LIABILITIES & EQUITY**

192,271.35

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

	MARCH MONTH	JAN-MARCH YEAR TO DATE
<b>INCOME</b>		
FINANCE CHARGES	237.43	912.86
HOA ASSESSMENTS	0.00	46,800.00
LATE FEES	1,050.00	1,050.00
LEGAL FEES	0.00	0.00
LIEN FEES	0.00	0.00
VIOLATION FEES	0.00	0.00
WRITE OFFS	0.00	0.00
<b>TOTAL INCOME</b>	<u>1,287.43</u>	<u>48,762.86</u>
<b>EXPENSES</b>		
BANK FEES	0.00	0.00
C/CARD FEES	0.00	299.68
ELECTRICITY	0.00	42.24
INSURANCE (LIABILITY)	247.41	742.23
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,541.82
LEGAL AND ACCOUNTING	0.00	0.00
MAINTENANCE:		0.00
DRY POND MAINTENANCE	0.00	0.00
FENCE MAINTENANCE	0.00	0.00
GROUNDS MAINTENANCE	225.00	675.00
GROUNDS MAINTENANCE - REPAIRS	0.00	0.00
IRRIGATION MAINTENANCE	0.00	0.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00
<b>TOTAL MAINTENANCE</b>	<u>225.00</u>	<u>675.00</u>
MEETING EXPENSES	0.00	132.63
MISCELLANEOUS EXPENSES	0.00	
POSTAGE AND COPIES	0.00	0.00
PROPERTY MANAGEMENT FEES	1,150.00	3,450.00
RESERVE STUDIES	0.00	0.00
RETURNED CHECKS	0.00	0.00
SIGNS	0.00	0.00
TAXES AND LICENSES	0.00	0.00
WEBSITE	0.00	0.00
<b>TOTAL EXPENSES</b>	<u>1,622.41</u>	<u>6,883.60</u>
<b>NET ORDINARY INCOME</b>	(334.98)	41,879.26
<b>OTHER INCOME/EXPENSE</b>		
INTEREST EARNED	0.00	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<u>0.00</u>	<u>0.00</u>
<b>NET INCOME</b>	<u><u>(334.98)</u></u>	<u><u>41,879.26</u></u>