

COMSTOCK ESTATES HOA

Balance Sheet

As of May 31, 2024

	<u>May 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
ALPINE BANK - CHECKING	52,992.02
ALPINE BANK - HOA RESERVES	114,798.73
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Total Checking/Savings	167,790.75
Accounts Receivable	
HOA ASSESSMENTS	13,369.62
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Total Accounts Receivable	13,369.62
Other Current Assets	
PREPAID EXPENSES	1,731.91
UNDEPOSITED FUNDS	
UNDEPOSITED FUNDS - BANK	(450.00)
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Total UNDEPOSITED FUNDS	(450.00)
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Total Other Current Assets	1,281.91
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Total Current Assets	182,442.28
Other Assets	
DEPOSITS	1,009.95
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Total Other Assets	1,009.95
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TOTAL ASSETS	183,452.23
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LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
ACCOUNTS PAYABLE	225.00
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Total Accounts Payable	225.00
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Total Current Liabilities	225.00
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Total Liabilities	225.00

COMSTOCK ESTATES HOA

Balance Sheet

As of May 31, 2024

	<u>May 31, 24</u>
Equity	
OWNERS' EQUITY	21,421.48
RETAINED EARNINGS	127,595.61
Net Income	<u>34,210.14</u>
Total Equity	<u>183,227.23</u>
TOTAL LIABILITIES & EQUITY	<u><u>183,452.23</u></u>

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

	MAY MONTH	JAN-MAY YEAR TO DATE	BUDGET 2024
INCOME			
FINANCE CHARGES	238.46	2,087.62	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	300.00	300.00	0.00
WRITE OFFS	0.00	64.90	0.00
TOTAL INCOME	538.46	49,252.52	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	0.00	195.20	0.00
ELECTRICITY	14.08	70.40	250.00
INSURANCE (LIABILITY)	247.41	1,237.05	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	3,322.85	5,547.85	15,500.00
MEETING EXPENSES	0.00	182.63	250.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
OFFICE EXPENSES	0.00	51.41	0.00
POSTAGE AND COPIES	0.00	0.00	150.00
PROPERTY MANAGEMENT FEES	1,150.00	5,750.00	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	227.56	200.00
WEBSITE	0.00	0.00	300.00
10% REQUIRED RESERVE	0.00	0.00	4,680.00
TOTAL EXPENSES	4,734.34	14,803.92	46,480.00
NET ORDINARY INCOME	(4,195.88)	34,448.60	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	(4,195.88)	34,448.60	470.00

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

MAINTENANCE EXPENSES

GROUNDS MAINTENANCE - CONTRACT	225.00	1,350.00	7,500.00
GROUNDS MAINTENANCE - REPAIRS	1,007.50	2,107.50	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	1,375.85	1,375.85	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	714.50	714.50	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	3,322.85	5,547.85	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	34,128.60
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	53,662.15
TOTAL FUNDS	<u>167,790.75</u>