

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

	<u>JULY</u>	<u>JUNE</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	46,510.42	50,300.31
ALPINE BANK - HOA RESERVES	14,798.73	14,798.73
ALPINE BANK - CD	100,000.00	100,000.00
TOTAL CASH IN BANK	<u>161,309.15</u>	<u>165,099.04</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2024	6,448.80	5,523.55
HOA ASSESSMENTS & FEES -PRIOR YEARS	7,613.18	7,443.18
TOTAL ACCOUNTS RECEIVABLE	<u>14,061.98</u>	<u>12,966.73</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	1,237.09	1,484.50
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>2,247.04</u>	<u>2,494.45</u>
TOTAL ASSETS	<u>177,618.17</u>	<u>180,560.22</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	207.91	225.00
TOTAL CURRENT LIABILITIES	<u>207.91</u>	<u>225.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	127,595.61	127,595.61
NET INCOME	28,393.17	31,318.13
TOTAL EQUITY	<u>177,410.26</u>	<u>180,335.22</u>
TOTAL LIABILITIES & EQUITY	<u>177,618.17</u>	<u>180,560.22</u>

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

	JULY	JAN-JULY	BUDGET
	MONTH	YEAR TO DATE	2024
INCOME			
FINANCE CHARGES	408.67	1,826.38	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	668.14	0.00
LEGAL FEES	37.50	75.00	0.00
LIEN FEES	0.00	0.00	0.00
VIOLATION FEES	0.00	450.00	0.00
WRITE OFFS	0.00	64.90	0.00
TOTAL INCOME	446.17	49,884.42	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	0.00	195.20	0.00
ELECTRICITY	31.94	125.10	250.00
INSURANCE (LIABILITY)	247.41	1,731.87	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	2,157.95	9,300.15	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	102.00	150.00
PROPERTY MANAGEMENT FEES	1,150.00	8,050.00	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	3,587.30	21,507.74	46,480.00
NET ORDINARY INCOME	(3,141.13)	28,376.68	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	(3,141.13)	28,376.68	470.00

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

JULY MONTH	JAN-JULY YEAR TO DATE	BUDGET 2024
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MAINTENANCE EXPENSES

GROUNDS MAINTENANCE - CONTRACT	225.00	1,575.00	7,500.00
GROUNDS MAINTENANCE - REPAIRS	0.00	2,107.50	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	1,375.85	4,127.55	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	557.10	1,490.10	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	2,157.95	9,300.15	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	28,056.68
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	53,252.47
TOTAL FUNDS	<u>161,309.15</u>