

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

	JUNE	MAY
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
ALPINE BANK - CHECKING	50,300.31	52,992.02
ALPINE BANK - HOA RESERVES	14,798.73	14,798.73
ALPINE BANK - CD	100,000.00	100,000.00
TOTAL CASH IN BANK	<u>165,099.04</u>	<u>167,790.75</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2024	5,523.55	6,164.90
HOA ASSESSMENTS & FEES -PRIOR YEARS	7,443.18	7,443.18
TOTAL ACCOUNTS RECEIVABLE	<u>12,966.73</u>	<u>13,608.08</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	1,484.50	1,731.91
DEPOSITS	1,009.95	109.95
TOTAL OTHER ASSETS	<u>2,494.45</u>	<u>1,841.86</u>
<b>TOTAL ASSETS</b>	<b><u>180,560.22</u></b>	<b><u>183,240.69</u></b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	225.00	-225.00
TOTAL CURRENT LIABILITIES	<u>225.00</u>	<u>-225.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	127,595.61	127,595.61
NET INCOME	31,318.13	34,448.60
TOTAL EQUITY	<u>180,335.22</u>	<u>183,465.69</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>180,560.22</u></b>	<b><u>183,240.69</u></b>

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

	<b>JUNE MONTH</b>	<b>JAN-JUNE YEAR TO DATE</b>	<b>BUDGET 2024</b>
<b>INCOME</b>			
FINANCE CHARGES	225.11	1,406.13	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	668.14	0.00
LEGAL FEES	0.00	0.00	0.00
LIEN FEES	0.00	0.00	0.00
VIOLATION FEES	0.00	300.00	0.00
WRITE OFFS	0.00	64.90	0.00
<b>TOTAL INCOME</b>	<b>225.11</b>	<b>49,239.17</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	0.00	195.20	0.00
ELECTRICITY	22.76	93.16	250.00
INSURANCE (LIABILITY)	247.41	1,484.46	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	1,819.35	7,142.20	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	102.60	102.60	150.00
PROPERTY MANAGEMENT FEES	1,150.00	6,900.00	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
<b>TOTAL EXPENSES</b>	<b>3,342.12</b>	<b>17,921.04</b>	<b>46,480.00</b>
<b>NET ORDINARY INCOME</b>	<b>(3,117.01)</b>	<b>31,318.13</b>	<b>320.00</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	0.00	0.00	150.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>150.00</b>
<b>NET INCOME</b>	<b>(3,117.01)</b>	<b>31,318.13</b>	<b>470.00</b>

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

**MAINTENANCE EXPENSES**

GROUNDS MAINTENANCE - CONTRACT	225.00	1,350.00	7,500.00
GROUNDS MAINTENANCE - REPAIRS	0.00	2,107.50	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	1,375.85	2,751.70	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	218.50	933.00	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	1,819.35	7,142.20	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	30,998.13
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	46,024.45
TOTAL FUNDS	<u>157,022.58</u>