

**COMSTOCK ESTATES HOA
BALANCE SHEET
DECEMBER 31, 2024**

	<u>DECEMBER</u>	<u>NOVEMBER</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	38,581.91	35,588.41
ALPINE BANK - HOA RESERVES	15,273.16	15,222.76
ALPINE BANK - CD	105,649.15	104,866.21
TOTAL CASH IN BANK	<u>159,504.22</u>	<u>155,677.38</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2024	6,668.36	6,668.36
HOA ASSESSMENTS & FEES -PRIOR YEARS	4,484.77	4,575.20
TOTAL ACCOUNTS RECEIVABLE	<u>11,153.13</u>	<u>11,243.56</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	0.00	247.45
DEPOSITS	210.00	210.00
TOTAL OTHER ASSETS	<u>210.00</u>	<u>457.45</u>
TOTAL ASSETS	<u>170,867.35</u>	<u>167,378.39</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,075.88	3,376.73
PREPAID ASSESSMENTS FOR 2025	8,750.00	0.00
TOTAL CURRENT LIABILITIES	<u>9,825.88</u>	<u>3,376.73</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	127,934.68	127,934.68
NET INCOME	11,685.31	14,645.50
TOTAL EQUITY	<u>161,041.47</u>	<u>164,001.66</u>
TOTAL LIABILITIES & EQUITY	<u>170,867.35</u>	<u>167,378.39</u>

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

	DECEMBER MONTH	JAN-DEC YEAR TO DATE	BUDGET 2024
INCOME			
FINANCE CHARGES	53.16	2,243.43	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	680.44	0.00
LEGAL FEES	0.00	75.00	0.00
LIEN FEES	0.00	0.00	0.00
VIOLATION FEES		875.34	0.00
WRITE OFFS	(143.59)	(530.63)	0.00
TOTAL INCOME	(90.43)	50,143.58	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	272.80	460.48	0.00
ELECTRICITY	15.74	255.87	250.00
INSURANCE (LIABILITY)	247.45	2,968.96	3,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,533.82	2,400.00
LEGAL AND ACCOUNTING	110.00	909.95	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	225.00	20,441.30	15,500.00
MEETING EXPENSES	13.10	220.73	250.00
MISCELLANEOUS EXPENSES	0.00	97.00	250.00
OFFICE EXPENSES	0.00	51.41	0.00
POSTAGE AND COPIES	0.00	165.60	150.00
PROPERTY MANAGEMENT FEES	1,150.00	13,800.00	13,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
RETURNED CHECKS	0.00	0.00	0.00
SIGNS	1,669.01	1,669.01	2,000.00
TAXES AND LICENSES	0.00	227.56	200.00
WEBSITE	0.00	0.00	300.00
10% REQUIRED RESERVE	0.00	375.00	4,680.00
TOTAL EXPENSES	3,703.10	44,176.69	46,480.00
NET ORDINARY INCOME	(3,793.53)	5,966.89	320.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	833.34	5,718.42	150.00
TOTAL OTHER INCOME/EXPENSE	833.34	5,718.42	150.00
NET INCOME	(2,960.19)	11,685.31	470.00

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

DECEMBER MONTH	JAN-DEC YEAR TO DATE	BUDGET 2024
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MAINTENANCE EXPENSES

GROUNDS MAINTENANCE - CONTRACT	0.00	9,630.95	7,500.00
GROUNDS MAINTENANCE - REPAIRS	0.00	5,304.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	2,700.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	2,806.35	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	225.00	20,441.30	15,500.00

SPECIAL PROJECTS

END OF YEAR	RESERVE FUND	PROJECT TOTAL
0.00	0.00	0.00
16,594.90	40,000.00	64,594.90

OPERATING & RESERVE FUNDS

CURRENT YEAR OPERATIONS	5,646.89
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	73,857.33
TOTAL FUNDS	<u>159,504.22</u>