

**COMSTOCK ESTATES HOA
BALANCE SHEET
JANUARY 31, 2025**

	JANUARY	DECEMBER
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	55,540.44	38,581.91
ALPINE BANK - HOA RESERVES	15,297.35	15,273.16
ALPINE BANK - CD	106,026.30	105,649.15
TOTAL CASH IN BANK	176,864.09	159,504.22
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2025	27,678.13	6,668.36
HOA ASSESSMENTS & FEES -PRIOR YEARS		4,484.77
TOTAL ACCOUNTS RECEIVABLE	27,678.13	11,153.13
OTHER ASSETS		
UNDEPOSITED FUNDS	-450.00	0.00
PREPAID EXPENSES (INSURANCE)	3,450.33	0.00
DEPOSITS	210.00	210.00
TOTAL OTHER ASSETS	3,210.33	210.00
TOTAL ASSETS	207,752.55	170,867.35
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	675.00	1,075.88
PREPAID ASSESSMENTS FOR 2025	0.00	8,750.00
TOTAL CURRENT LIABILITIES	675.00	9,825.88
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,695.87	127,934.68
NET INCOME	44,960.20	11,685.31
TOTAL EQUITY	207,077.55	161,041.47
TOTAL LIABILITIES & EQUITY	207,752.55	170,867.35

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
JANUARY 31, 2025**

	JANUARY MONTH	JAN-DEC YEAR TO DATE	BUDGET 2025
INCOME			
FINANCE CHARGES	0.00	0.00	0.00
HOA ASSESSMENTS	46,800.00	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		0.00	0.00
WRITE OFFS		0.00	0.00
TOTAL INCOME	46,800.00	46,800.00	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	260.00	260.00	0.00
ELECTRICITY	14.47	14.47	250.00
INSURANCE (LIABILITY)	313.67	313.67	3,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	0.00	1,588.00
LEGAL AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	225.00	225.00	15,500.00
MEETING EXPENSES	25.00	25.00	300.00
MISCELLANEOUS EXPENSES	0.00	0.00	100.00
OFFICE EXPENSES	0.00	0.00	0.00
POSTAGE AND COPIES	81.00	81.00	175.00
PROPERTY MANAGEMENT FEES	1,322.00	1,322.00	15,800.00
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	0.00	250.00
WEBSITE	0.00	0.00	400.00
10% REQUIRED RESERVE	0.00	0.00	4,680.00
TOTAL EXPENSES	2,241.14	2,241.14	46,480.00
NET ORDINARY INCOME	44,558.86	44,558.86	320.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	401.34	401.34	3,500.00
TOTAL OTHER INCOME/EXPENSE	401.34	401.34	3,500.00
NET INCOME	44,960.20	44,960.20	470.00

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
JANUARY 31, 2025**

JANUARY	JAN-DEC	BUDGET
MONTH	YEAR TO DATE	2025

MAINTENANCE EXPENSES

GROUNDS MAINTENANCE - CONTRACT
 GROUNDS MAINTENANCE - REPAIRS
 IRRIGATION MAINTENANCE - CONTRACT
 IRRIGATION MAINTENANCE - REPAIRS
 SUBTOTAL ANNUAL MAINTENANCE

0.00	0.00	7,500.00
0.00	0.00	2,000.00
225.00	225.00	2,700.00
0.00	0.00	3,300.00
225.00	225.00	15,500.00

SPECIAL PROJECTS

DRY POND REHAB
 FENCE REPAIR AND PAINT

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
 FENCE RESERVE
 IRRIGATION SYSTEM RESERVE
 LANDSCAPE MODIFICATION RESERVE
 HARD TIMES RESERVE
 RESERVE FUNDS
 TOTAL FUNDS

44,238.86
5,000.00
45,000.00
15,000.00
15,000.00
52,625.23
<u>176,864.09</u>