

**COMSTOCK ESTATES HOA
BALANCE SHEET
AS OF FEBRUARY, 2025**

	JANUARY	FEBRUARY
ASSETS		
CURRENT ASSETS		
CHECKING/SAVINGS ACCOUNTS		
ALPINE BANK - CHECKING	55,462.04	57,149.81
ALPINE BANK - C/D	106,026.30	106,431.15
ALPINE BANK - HOA RESERVES	15,297.35	15,297.35
TOTAL CHECKING/SAVING ACCOUNTS	176,785.69	178,878.31
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS - PRIOR YEARS	0.00	0.00
HOA ASSESSMENTS - CURRENT YEAR	27,570.91	26,214.30
TOTAL ACCOUNTS RECEIVABLE	27,570.91	26,214.30
OTHER CURRENT ASSETS		
PREPAID EXPENSES	3,450.33	3,136.66
UNDEPOSITED FUNDS:		
ALPINE BANK	0.00	0.00
INTUIT DEPOSITS	200.00	0.00
OTHER CURRENT ASSETS	0.00	0.00
TOTAL UNDEPOSITED FUNDS	200.00	0.00
TOTAL OTHER CURRENT ASSETS	3,650.33	3,136.66
OTHER ASSETS		
DEPOSITS		
TOTAL OTHER ASSETS	210.00	210.00
TOTAL ASSETS	208,216.93	208,439.27
LIABILITIES & EQUITY		
LIABILITIES		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,075.00	350.00
PREPAID ASSESSMENTS	0.00	0.00
TOTAL CURRENT LIABILITIES	1,075.00	350.00
TOTAL LIABILITIES	1,075.00	350.00
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,704.75	140,704.75
NET INCOME	45,015.70	45,963.04
TOTAL EQUITY	207,141.93	208,089.27
TOTAL LIABILITIES & EQUITY	208,216.93	208,439.27

COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON STATEMENT
FEBRUARY, 2025

	FEBRUARY	JAN-FEB	BUDGET
	MONTH	YEAR TO DATE	2025
INCOME			
FINANCE CHARGES	382.16	388.56	0.00
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES	1,890.00	2,017.50	0.00
LIEN FEES	120.00	120.00	0.00
TOTAL INCOME	2,392.16	49,326.06	46,800.00
EXPENSES			
C/C FEES	9.80	348.20	200.00
ELECTRICITY	14.47	28.94	250.00
INSURANCE (LIABILITY)	313.67	627.34	3,000.00
IRRIGATION (GV SHARES - ELMWD)	0.00	0.00	1,588.00
LEGAL FEES AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	637.20	862.20	15,500.00
MEETING EXPENSES	671.96	696.96	300.00
MISCELLANEOUS	0.00	0.00	100.00
POSTAGE AND COPIES	0.00	81.00	175.00
PROPERTY MANAGEMENT FEES	0.00	1,322.00	15,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
TAXES	228.80	228.80	250.00
WEB SITE	0.00	0.00	400.00
TOTAL EXPENSES	1,875.90	4,195.44	43,063.00
NET ORDINARY INCOME	516.26	45,130.62	3,737.00
OTHER INCOME			
INTEREST EARNED	404.85	832.42	3,500.00
	404.85	832.42	3,500.00
NET INCOME	921.11	45,963.04	7,237.00

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PROFIT & LOSS YTD COMPARISON STATEMENT
FEBRUARY, 2025

MAINTENANCE EXPENSES

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

412.20	412.20	2,000.00
225.00	450.00	2,700.00
637.20	862.20	15,500.00

SPECIAL PROJECTS

DRY POND REHAB
 FENCE REPAIR AND PAINT

END OF YEAR	RESERVE FUND	PROJECT TOTAL
	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

41,393.62
5,000.00
45,000.00
15,000.00
15,000.00
57,484.69
<u>178,878.31</u>