

**COMSTOCK ESTATES HOA
BALANCE SHEET
APRIL, 2025**

	<u>APRIL</u>	<u>MARCH</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	57,201.26	58,775.56
ALPINE BANK - C/D	107,114.27	106,758.70
ALPINE BANK - HOA RESERVES	15,359.71	15,338.00
TOTAL CASH IN BANK	<u>179,675.24</u>	<u>180,872.26</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - PRIOR YEARS		
HOA ASSESSMENTS & FEES - 2025	17,026.59	18,061.90
TOTAL ACCOUNTS RECEIVABLE	<u>17,026.59</u>	<u>18,061.90</u>
OTHER CURRENT ASSETS		
PREPAID EXPENSES (INSURANCE)	2,509.32	2,822.99
UNDEPOSITED FUNDS	0.00	-1,155.67
	<u>2,509.32</u>	<u>1,667.32</u>
OTHER ASSETS		
DEPOSITS	210.00	210.00
TOTAL OTHER ASSETS	<u>210.00</u>	<u>210.00</u>
TOTAL ASSETS	<u><u>199,421.15</u></u>	<u><u>200,811.48</u></u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	-225.00	-450.00
TOTAL CURRENT LIABILITIES	<u>-225.00</u>	<u>-450.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,490.75	140,490.75
NET INCOME	37,733.92	39,349.25
TOTAL EQUITY	<u>199,646.15</u>	<u>201,261.48</u>
TOTAL LIABILITIES & EQUITY	<u><u>199,421.15</u></u>	<u><u>200,811.48</u></u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
APRIL 30, 2025**

	APRIL MONTH	JAN-APR YEAR TO DATE	BUDGET 2025
INCOME			
FINANCE CHARGES	120.36	686.90	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	2,015.24	0.00
LIEN FEES	0.00	120.00	0.00
WAIVERS	0.00	82.31	0.00
TOTAL INCOME	120.36	49,704.45	46,800.00
EXPENSES			
C/CARD FEES	4.90	299.18	200.00
ELECTRICITY	14.92	57.68	250.00
INSURANCE (LIABILITY)	313.67	1,254.68	3,000.00
IRRIGATION (g/v SHARES-ELMWOOD	0.00	1,588.28	1,588.00
GROUND MAINTENANCE - CONTRACT	225.00	675.00	2,700.00
GROUND MAINTENANCE - REPAIRS	0.00	904.70	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	0.00	1,834.46	7,500.00
IRRIGATION MAINTENANCE - REPAIRS	232.48	232.48	3,300.00
MAINTENANCE EXPENSES - SEE BELOW	457.48	3,646.64	15,500.00
LEGAL FEES AND ACCOUNTING	0.00	0.00	1,500.00
MEETING EXPENSES	0.00	721.96	300.00
MISCELLANEOUS	0.00	0.00	100.00
OFFICE EXPENSE	0.00	143.00	0.00
POSTAGE AND COPIES	0.00	224.00	175.00
PROPERTY MANAGEMENT FEES	1,322.00	5,288.00	15,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
TAXES & LICENSES	0.00	228.80	250.00
WEB SITE	0.00	70.00	400.00
TOTAL EXPENSES	2,112.97	13,522.20	56,563.00
NET ORDINARY INCOME	-1,992.61	36,182.25	56,563.00
OTHER INCOME			3,737.00
INTEREST EARNED	377.28	1,551.67	3,500.00
TOTAL OTHER INCOME	377.28	1,551.67	3,500.00
NET INCOME	-1,615.33	37,733.92	7,237.00

**COMSTOCK ESTATES HOA
 PROFIT & LOSS YTD COMPARISON
 APRIL 30, 2025**

MAINTENANCE EXPENSES

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

APRIL MONTH	JAN-APR YEAR TO DATE	BUDGET 2025
225.00	675.00	2,700.00
0.00	904.70	2,000.00
0.00	1,834.46	7,500.00
232.48	232.48	3,300.00
457.48	3,646.64	15,500.00

SPECIAL PROJECTS

DRY POND
 FENCE REPAIR AND PAINT

END OF YEAR	RESERVE FUND	PROJECT TOTAL
0.00	0.00	0.00
1,654.90	40,000.00	64,594.90

OPERATING & RESERVE FUNDS

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

43,040.80
5,000.00
45,000.00
15,000.00
15,000.00
56,634.44
<u>179,675.24</u>