

**COMSTOCK ESTATES HOA
BALANCE SHEET
AS OF MARCH 31, 2025**

	<u>FEBRUARY</u>	<u>MARCH</u>
ASSETS		
CURRENT ASSETS		
CHECKING/SAVINGS ACCOUNTS		
ALPINE BANK - CHECKING	57,149.81	58,953.36
ALPINE BANK - C/D	106,431.15	106,758.70
ALPINE BANK - HOA RESERVES	15,297.35	15,338.00
TOTAL CHECKING/SAVING ACCOUNTS	<u>178,878.31</u>	<u>181,050.06</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS - PRIOR YEARS	0.00	0.00
HOA ASSESSMENTS - CURRENT YEAR	26,214.30	16,819.39
TOTAL ACCOUNTS RECEIVABLE	<u>26,214.30</u>	<u>16,819.39</u>
OTHER CURRENT ASSETS		
PREPAID EXPENSES	3,136.66	2,822.99
UNDEPOSITED FUNDS:		
ALPINE BANK	0.00	0.00
INTUIT DEPOSITS	0.00	0.00
OTHER CURRENT ASSETS	0.00	0.00
TOTAL UNDEPOSITED FUNDS	<u>0.00</u>	<u>0.00</u>
TOTAL OTHER CURRENT ASSETS	<u>3,136.66</u>	<u>2,822.99</u>
OTHER ASSETS		
DEPOSITS		
TOTAL OTHER ASSETS	<u>210.00</u>	<u>210.00</u>
TOTAL ASSETS	<u><u>208,439.27</u></u>	<u><u>200,902.44</u></u>
LIABILITIES & EQUITY		
LIABILITIES		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	350.00	-450.00
TOTAL CURRENT LIABILITIES	<u>350.00</u>	<u>-450.00</u>
TOTAL LIABILITIES	<u>350.00</u>	<u>-450.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,704.75	140,704.75
NET INCOME	45,963.04	39,226.21
TOTAL EQUITY	<u>208,089.27</u>	<u>201,352.44</u>
TOTAL LIABILITIES & EQUITY	<u><u>208,439.27</u></u>	<u><u>200,902.44</u></u>

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

	MARCH MONTH	JAN-MAR YEAR TO DATE	BUDGET 2025
INCOME			
FINANCE CHARGES	143.00	524.47	0.00
HOA ASSESSMENTS		46,800.00	46,800.00
LATE FEES	0.00	2,024.59	0.00
LIEN FEES	0.00	120.00	0.00
WAIVERS	-67.69	-67.69	0.00
TOTAL INCOME	75.31	49,401.37	46,800.00
EXPENSES			
C/C FEES	14.70	377.60	200.00
ELECTRICITY	13.80	42.74	250.00
INSURANCE (LIABILITY)	313.67	941.01	3,000.00
IRRIGATION (G/V SHARES-ELMWOOD)	1,588.28	1,588.28	1,588.00
LEGAL FEES AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	2,326.96	3,189.16	15,500.00
MEETING EXPENSES	25.00	721.96	300.00
MISCELLANEOUS	0.00	0.00	100.00
OFFICE EXPENSE	0.00	143.00	0.00
POSTAGE AND COPIES	0.00	81.00	175.00
PROPERTY MANAGEMENT FEES	1,322.00	3,966.00	15,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
TAXES	0.00	228.80	250.00
WEB SITE	70.00	70.00	400.00
TOTAL EXPENSES	5,674.41	11,349.55	41,063.00
NET ORDINARY INCOME	-5,599.10	38,051.82	3,737.00
OTHER INCOME			
INTEREST EARNED	773.05	1,174.39	3,500.00
-	773.05	832.42	3,500.00
NET INCOME	-4,826.05	39,226.21	7,237.00

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

MAINTENANCE EXPENSES

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

	450.00	2,700.00
492.50	904.70	2,000.00
1,834.46	1,834.46	7,500.00
0.00	0.00	3,300.00
2,326.96	3,189.16	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

32,314.82
5,000.00
45,000.00
15,000.00
15,000.00
68,735.24
181,050.06