

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

	<u>MAY</u>	<u>APRIL</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	53,826.95	57,201.26
ALPINE BANK - C/D	107,114.27	107,114.27
ALPINE BANK - HOA RESERVES	15,359.71	15,359.71
TOTAL CASH IN BANK	<u>176,300.93</u>	<u>179,675.24</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - PRIOR YEARS	11,125.13	
HOA ASSESSMENTS & FEES - 2025	4,838.94	17,026.59
TOTAL ACCOUNTS RECEIVABLE	<u>15,964.07</u>	<u>17,026.59</u>
OTHER CURRENT ASSETS		
PREPAID EXPENSES (INSURANCE)	2,195.65	2,509.32
PREPAID EXPENSES - OTHER	225.00	225.00
UNDEPOSITED FUNDS	-1,005.67	0.00
TOTAL OTHER CURRENT ASSETS	<u>1,414.98</u>	<u>2,734.32</u>
OTHER ASSETS		
DEPOSITS	210.00	210.00
TOTAL OTHER ASSETS	<u>210.00</u>	<u>210.00</u>
TOTAL ASSETS	<u>193,889.98</u>	<u>199,646.15</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	0.00	-225.00
TOTAL CURRENT LIABILITIES	<u>0.00</u>	<u>-225.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,490.75	140,490.75
NET INCOME	31,977.75	37,733.92
TOTAL EQUITY	<u>193,889.98</u>	<u>199,646.15</u>
TOTAL LIABILITIES & EQUITY	<u>193,889.98</u>	<u>199,421.15</u>

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

	MAY MONTH	JAN-MAY YEAR TO DATE	BUDGET 2025
INCOME			
FINANCE CHARGES	120.26	845.40	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,975.00	0.00
LIEN FEES	0.00	120.00	0.00
VIOLATIONS/FINES	50.00	50.00	0.00
WAIVERS	0.00	66.44	0.00
TOTAL INCOME	170.26	49,856.84	46,800.00
EXPENSES			
C/CARD FEES	0.00	299.18	200.00
ELECTRICITY	16.28	73.94	250.00
INSURANCE (LIABILITY)	313.67	1,568.35	3,000.00
IRRIGATION (g/v SHARES-ELMWOOD)	0.00	1,588.28	1,588.00
GROUNDS MAINTENANCE - CONTRACT	225.00	1,125.00	2,700.00
GROUNDS MAINTENANCE - REPAIRS	0.00	904.70	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	917.23	3,668.92	7,500.00
IRRIGATION MAINTENANCE - REPAIRS	892.50	1,179.63	3,300.00
MAINTENANCE EXPENSES - SEE BELOW	2,034.73	6,878.25	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	6,610.00	15,800.00
RESERVE STUDIES	1,025.00	1,025.00	2,000.00
TAXES & LICENSES	0.00	228.80	250.00
WEB SITE	0.00	70.00	400.00
TOTAL EXPENSES	4,711.68	19,430.76	56,563.00
NET ORDINARY INCOME	-4,541.42	30,426.08	56,563.00 3,737.00
OTHER INCOME			
INTEREST EARNED	0.00	1,551.67	3,500.00
TOTAL OTHER INCOME	0.00	1,551.67	3,500.00
NET INCOME	-4,541.42	31,977.75	7,237.00

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

MAINTENANCE EXPENSES	APRIL MONTH	JAN-APR YEAR TO DATE	BUDGET 2025
GROUND MAINTENANCE - CONTRACT	225.00	1,125.00	2,700.00
GROUND MAINTENANCE - REPAIRS	0.00	904.70	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	917.23	3,668.92	7,500.00
IRRIGATION MAINTENANCE - REPAIRS	892.50	1,179.63	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	2,034.73	6,878.25	15,500.00

SPECIAL PROJECTS	END OF YEAR	RESERVE FUND	PROJECT TOTAL
DRY POND	0.00	0.00	0.00
FENCE REPAIR AND PAINT	1,654.90	40,000.00	64,594.90

OPERATING & RESERVE FUNDS	
CURRENT OPERATIONS	37,132.24
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	59,168.69
TOTAL FUNDS	<u>176,300.93</u>