

**COMSTOCK ESTATES HOA
BALANCE SHEET
MARCH, 2026**

	MARCH	FEBRUARY
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	71,050.10	76,367.85
ALPINE BANK - C/D - RESERVES	110,870.52	110,582.40
ALPINE BANK - RESERVES	17,133.03	15,570.38
TOTAL CASH IN BANK	<u>199,053.65</u>	<u>202,520.63</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - PRIOR YEARS	7,436.59	7,436.59
HOA ASSESSMENTS & FEES - 2026	21,778.50	14,888.48
TOTAL ACCOUNTS RECEIVABLE	<u>29,215.09</u>	<u>22,325.07</u>
OTHER CURRENT ASSETS		
PREPAID EXPENSES (INSURANCE)	2,823.11	3,136.74
PREPAID EXPENSES - OTHER	0.00	0.00
UNDEPOSITED FUNDS	-12,323.52	0.00
TOTAL OTHER CURRENT ASSETS	<u>-9,500.41</u>	<u>3,136.74</u>
OTHER ASSETS		
DEPOSITS	0.00	0.00
TOTAL OTHER ASSETS	<u>0.00</u>	<u>0.00</u>
TOTAL ASSETS	<u><u>218,768.33</u></u>	<u><u>227,982.44</u></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	146,553.85	146,827.65
NET INCOME	50,793.00	59,508.31
TOTAL EQUITY	<u>218,768.33</u>	<u>227,757.44</u>
TOTAL LIABILITIES & EQUITY	<u><u>218,768.33</u></u>	<u><u>227,982.44</u></u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
MARCH, 2026**

	MARCH MONTH	JAN-MARCH YEAR TO DATE	BUDGET 2026
INCOME			
FINANCE CHARGES	0.00	0.00	0.00
HOA ASSESSMENTS	0.00	62,400.00	62,400.00
LATE FEES	200.00	2,125.00	0.00
LIEN FEES	0.00	0.00	0.00
OVERPAYMENT REFUNDS	0.00	0.00	0.00
VIOLATIONS/FINES	0.00	0.00	0.00
WAIVERS	0.00	0.00	0.00
TOTAL INCOME	200.00	64,525.00	62,400.00
EXPENSES			
C/CARD FEES	17.22	563.02	600.00
ELECTRICITY	15.48	46.58	300.00
INSURANCE (LIABILITY)	313.63	940.89	3,800.00
IRRIGATION (g/v SHARES-ELMWOOD)	0.00	1,747.18	2,250.00
DRY POND MAINTENANCE	0.00	0.00	350.00
FENCE MAINTENANCE	2,470.00	2,470.00	2,000.00
GROUNDS MAINTENANCE - CONTRACT	1,011.00	2,022.00	11,000.00
GROUNDS MAINTENANCE - REPAIRS	165.00	1,536.10	3,000.00
IRRIGATION MAINTENANCE - CONTRACT	0.00	675.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	0.00	5,000.00
MAINTENANCE EXPENSES - SEE BELOW	3,646.00	6,703.10	22,050.00
LEGAL FEES AND ACCOUNTING	0.00	0.00	500.00
MEETING EXPENSES	0.00	25.00	0.00
MISCELLANEOUS	0.00	0.00	100.00
OFFICE EXPENSE	0.00	31.33	50.00
POSTAGE AND COPIES	0.00	0.00	700.00
PROPERTY MANAGEMENT FEES	1,364.00	4,087.34	16,340.00
RETURNED ITEMS	0.00	250.00	0.00
SIGN	0.00	249.37	500.00
TAXES & LICENSES	0.00	0.00	379.00
WEB SITE	0.00	0.00	650.00
TOTAL EXPENSES	5,356.33	14,643.81	50,219.00
NET ORDINARY INCOME	-5,156.33	50,793.00	12,181.00
OTHER INCOME			
INTEREST EARNED	301.77		4,700.00
TOTAL OTHER INCOME	301.77	0.00	4,700.00
OTHER EXPENSES			
10% RESERVES			6,240.00
TOTAL OTHER EXPENSE			6,240.00
NET INCOME	-4,854.56	59,457.50	10,641.00

RESERVE FUND

RESERVE FUNDS

FENCE RESERVE	5,000.00
IRRIGATION SYSTEM RESERVE	45,000.00
LANDSCAPE MODIFICATION RESERVE	15,000.00
TOTAL FUNDS	65,000.00