

**COMSTOCK ESTATES HOA
BALANCE SHEET
NOVEMBER 30, 2023**

	<u>OCTOBER</u>	<u>NOVEMBER</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	23,818.50	23,318.50
ALPINE BANK - HOA RESERVES	14,979.22	14,798.73
ALPINE BANK - CD	100,000.00	100,000.00
TOTAL CASH IN BANK	<u>138,797.72</u>	<u>138,117.23</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2023	4,091.16	4,508.24
HOA ASSESSMENTS & FEES -PRIOR YEARS	6,420.45	6,420.45
TOTAL ACCOUNTS RECEIVABLE	<u>10,511.61</u>	<u>10,928.69</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	477.30	238.63
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>1,487.25</u>	<u>1,248.58</u>
TOTAL ASSETS	<u>150,796.58</u>	<u>150,294.50</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	225.00	1,150.00
TOTAL CURRENT LIABILITIES	<u>225.00</u>	<u>1,150.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	174,596.51	174,596.51
TRANSFER OF FUNDS FROM RESERVES	(40,000.00)	(40,000.00)
NET INCOME	(5,446.41)	(6,873.49)
TOTAL EQUITY	<u>150,571.58</u>	<u>149,144.50</u>
TOTAL LIABILITIES & EQUITY	<u>150,796.58</u>	<u>150,294.50</u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
NOVEMBER, 2023**

	NOVEMBER MONTH	NOVEMBER YEAR TO DATE	BUDGET 2023
INCOME			
FINANCE CHARGES	192.08	2,224.45	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,175.00	0.00
LEGAL FEES	0.00	0.00	0.00
LIEN FEES	0.00	200.00	0.00
VIOLATION FEES	225.00	225.00	0.00
WRITE OFFS	0.00	(233.61)	0.00
TOTAL INCOME	417.08	50,390.84	46,800.00
EXPENSES			
BANK FEES	0.00	240.00	0.00
ELECTRICITY	0.00	193.08	250.00
INSURANCE (LIABILITY)	238.67	2,625.37	2,800.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,393.38	2,400.00
IRRIGATION PROJECT	0.00	0.00	5,000.00
LEGAL AND ACCOUNTING	0.00	1,100.00	1,500.00
MAINTENANCE:			
DRY POND REHAB	0.00	0.00	8,000.00
FENCE REPAIR AND PAINT	0.00	64,594.90	8,000.00
GROUNDS MAINTENANCE - CONTRACT	0.00	5,161.24	7,606.00
GROUNDS MAINTENANCE - REPAIRS	0.00	750.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	2,475.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	3,166.04	1,500.00
TOTAL MAINTENANCE	225.00	76,147.18	29,806.00
MEETING EXPENSES	0.00	312.30	500.00
MISCELLANEOUS EXPENSES	0.00	739.62	250.00
POSTAGE AND COPIES	0.00	490.72	150.00
PROPERTY MANAGEMENT FEES	1,150.00	12,650.00	13,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
RETURNED CHECKS	0.00	150.00	0.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	10.00	190.76	200.00
WEBSITE	0.00	150.00	300.00
TOTAL EXPENSES	1,613.67	97,382.41	60,956.00
NET ORDINARY INCOME	(1,196.59)	(46,991.57)	(14,156.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	0.00	118.08	150.00
TRANSFER FENCE/LANDSCAPE RESERVE	40,000.00	40,000.00	
UNREIMBURSED INCOME	0.00	0.00	0.00
TOTAL OTHER INCOME/EXPENSE	40,000.00	40,118.08	150.00
NET INCOME	38,803.41	(6,873.49)	(14,006.00)
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		(32,835.57)	
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		90,952.80	
TOTAL FUNDS		138,117.23	