

**COMSTOCK ESTATES HOA
BALANCE SHEET
OCTOBER 31, 2023**

	<u>SEPTEMBER</u>	<u>OCTOBER</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	26,968.95	23,818.50
ALPINE BANK - HOA RESERVES	114,798.73	14,979.22
ALPINE BANK - CD	0.00	100,000.00
TOTAL CASH IN BANK	<u>141,767.68</u>	<u>138,797.72</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2023	4,515.58	4,091.16
HOA ASSESSMENTS & FEES -PRIOR YEARS	5,810.91	6,420.45
TOTAL ACCOUNTS RECEIVABLE	<u>10,326.49</u>	<u>10,511.61</u>
OTHER ASSETS		
UNDEPOSITED FUNDS		
PREPAID EXPENSES (INSURANCE)	715.97	477.30
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>1,725.92</u>	<u>1,487.25</u>
TOTAL ASSETS	<u>153,820.09</u>	<u>150,796.58</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	1,150.00	225.00
TOTAL CURRENT LIABILITIES	<u>1,150.00</u>	<u>225.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	174,596.51	174,596.51
NET INCOME	(43,347.90)	(45,446.41)
TOTAL EQUITY	<u>152,670.09</u>	<u>150,571.58</u>
TOTAL LIABILITIES & EQUITY	<u>153,820.09</u>	<u>150,796.58</u>

**COMSTOCK ESTATES HOA
PROFIT & LOSS YTD COMPARISON
OCTOBER 31, 2023**

	OCTOBER MONTH	OCTOBER YEAR TO DATE	BUDGET 2023
INCOME			
FINANCE CHARGES	185.12	2,032.37	
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,175.00	
LEGAL FEES	0.00	200.00	
LIEN FEES	0.00	0.00	
VIOLATION FEES	0.00	0.00	
WRITE OFFS	0.00	(233.61)	
TOTAL INCOME	185.12	49,973.76	46,800.00
EXPENSES			
BANK FEES	0.00	240.00	
ELECTRICITY	113.13	193.08	250.00
INSURANCE (LIABILITY)	238.67	2,386.70	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 MAINTENANCE	0.00	0.00	8,000.00
FENCE MAINTENANCE	0.00	64,594.90	8,000.00
GROUNDS MAINTENANCE - CONTRACT	737.32	5,161.24	7,606.00
GROUNDS MAINTENANCE - REPAIRS	0.00	750.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	2,250.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	3,166.04	1,500.00
TOTAL MAINTENANCE	962.32	75,922.18	29,806.00
MEETING EXPENSES	0.00	262.30	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	11,500.00	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	2,464.12	95,718.74	60,956.00
NET ORDINARY INCOME	(2,279.00)	(45,744.98)	(14,156.00)
OTHER INCOME/EXPENSE			
INTEREST EARNED	22.25	298.57	150.00
TRANSFER FENCE/LANDSCAPE RESERVE	0.00	0.00	16,000.00
UNREIMBURSED INCOME	0.00	0.00	0.00
TOTAL OTHER INCOME/EXPENSE	22.25	298.57	16,150.00
NET INCOME	(2,256.75)	(45,446.41)	1,994.00
OPERATING & RESERVE FUNDS			
CURRENT YEAR OPERATIONS		(31,588.98)	
FENCE RESERVE		0.00	
IRRIGATION SYSTEM RESERVE		45,000.00	
LANDSCAPE MODIFICATION RESERVE		15,000.00	
HARD TIMES RESERVE		15,000.00	
EXCESS FUNDS		95,206.21	
TOTAL FUNDS		138,617.23	