

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
SEPTEMBER, 2024**

	<u>SEPTEMBER</u>	<u>AUGUST</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
ALPINE BANK - CHECKING	42,098.31	44,618.82
ALPINE BANK - HOA RESERVES	10,680.09	15,126.03
ALPINE BANK - CD	104,118.64	104,118.64
TOTAL CASH IN BANK	<u>156,897.04</u>	<u>163,863.49</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2024	4,575.20	5,078.14
HOA ASSESSMENTS & FEES -PRIOR YEARS	7,098.28	7,163.18
TOTAL ACCOUNTS RECEIVABLE	<u>11,673.48</u>	<u>12,241.32</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	742.27	989.68
DEPOSITS	1,009.95	1,009.95
TOTAL OTHER ASSETS	<u>1,752.22</u>	<u>1,999.63</u>
<b>TOTAL ASSETS</b>	<b><u>170,322.74</u></b>	<b><u>178,104.44</u></b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	850.88	0.00
TOTAL CURRENT LIABILITIES	<u>850.88</u>	<u>0.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	127,530.71	128,728.36
NET INCOME	20,519.67	27,954.60
TOTAL EQUITY	<u>169,471.86</u>	<u>178,104.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>170,322.74</u></b>	<b><u>178,104.44</u></b>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
SEPTEMBER 30, 2024**

	SEPTEMBER MONTH	JAN-SEPT YEAR TO DATE	BUDGET 2024
<b>INCOME</b>			
FINANCE CHARGES	99.27	1,916.64	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	744.21	0.00
LEGAL FEES	0.00	75.00	0.00
LIEN FEES	0.00	0.00	0.00
VIOLATION FEES	0.00	750.00	0.00
WRITE OFFS	(275.98)	(224.28)	0.00
<b>TOTAL INCOME</b>	<b>(176.71)</b>	<b>50,061.57</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	0.00	218.39	0.00
ELECTRICITY	29.97	191.20	250.00
INSURANCE (LIABILITY)	247.41	2,226.69	3,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	1,541.82	2,400.00
LEGAL AND ACCOUNTING	0.00	0.00	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	2,002.10	13,986.60	15,500.00
MEETING EXPENSES	0.00	207.63	250.00
MISCELLANEOUS EXPENSES	0.00	0.00	250.00
OFFICE EXPENSES	0.00	51.41	0.00
POSTAGE AND COPIES	0.00	165.60	150.00
PROPERTY MANAGEMENT FEES	1,150.00	10,350.00	13,800.00
RESERVE STUDIES	0.00	0.00	2,000.00
RETURNED CHECKS	0.00	0.00	0.00
SIGNS	0.00	0.00	2,000.00
TAXES AND LICENSES	0.00	227.56	200.00
WEBSITE	375.00	375.00	300.00
10% REQUIRED RESERVE	0.00	0.00	4,680.00
<b>TOTAL EXPENSES</b>	<b>3,804.48</b>	<b>29,541.90</b>	<b>46,480.00</b>
<b>NET ORDINARY INCOME</b>	<b>(3,981.19)</b>	<b>20,519.67</b>	<b>320.00</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	0.00	3,453.74	150.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>0.00</b>	<b>3,453.74</b>	<b>150.00</b>
<b>NET INCOME</b>	<b>(3,981.19)</b>	<b>23,973.41</b>	<b>470.00</b>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
SEPTEMBER 30, 2024**

SEPTEMBER MONTH	JAN-SEPT YEAR TO DATE	BUDGET 2024
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**MAINTENANCE EXPENSES**

GROUNDS MAINTENANCE - CONTRACT	1,375.85	6,879.25	7,500.00
GROUNDS MAINTENANCE - REPAIRS	165.00	3,116.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	2,025.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	236.25	1,966.35	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	2,002.10	13,986.60	15,500.00

**SPECIAL PROJECTS**

	END OF YEAR	RESERVE FUND	PROJECT TOTAL
DRY POND REHAB	0.00	0.00	0.00
FENCE REPAIR AND PAINT	16,594.90	40,000.00	64,594.90

**OPERATING & RESERVE FUNDS**

CURRENT YEAR OPERATIONS	20,199.67
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	56,697.37
TOTAL FUNDS	<u>156,897.04</u>