

**COMSTOCK ESTATES HOA
BALANCE SHEET
NOVEMBER 30, 2024**

	<u>NOVEMBER</u>	<u>OCTOBER</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	35,588.41	34,269.61
ALPINE BANK - HOA RESERVES	15,222.76	15,222.76
ALPINE BANK - CD	104,866.21	104,866.21
TOTAL CASH IN BANK	<u>155,677.38</u>	<u>154,358.58</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - 2024	6,668.36	7,972.56
HOA ASSESSMENTS & FEES -PRIOR YEARS	4,575.20	4,053.91
TOTAL ACCOUNTS RECEIVABLE	<u>11,243.56</u>	<u>12,026.47</u>
OTHER ASSETS		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	247.45	494.86
DEPOSITS	210.00	210.00
TOTAL OTHER ASSETS	<u>457.45</u>	<u>704.86</u>
TOTAL ASSETS	<u>167,378.39</u>	<u>167,089.91</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	3,376.73	0.00
TOTAL CURRENT LIABILITIES	<u>3,376.73</u>	<u>0.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	127,934.68	127,934.68
NET INCOME	14,645.50	17,733.75
TOTAL EQUITY	<u>164,001.66</u>	<u>167,089.91</u>
TOTAL LIABILITIES & EQUITY	<u>167,378.39</u>	<u>167,089.91</u>

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

	NOV MONTH	JAN-NOV YEAR TO DATE	BUDGET 2024
INCOME			
FINANCE CHARGES	135.69	2,190.27	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	680.44	0.00
LEGAL FEES	0.00	75.00	0.00
LIEN FEES	0.00		0.00
VIOLATION FEES	0.00	875.34	0.00
WRITE OFFS	(158.76)	(387.04)	0.00
TOTAL INCOME	(23.07)	50,234.01	46,800.00
EXPENSES			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	0.00	187.68	0.00
ELECTRICITY	23.81	240.13	250.00
INSURANCE (LIABILITY)	247.41	2,721.51	3,000.00
IRRIGATION (G/V SHARES - ELMWD)	0.00	2,533.82	2,400.00
LEGAL AND ACCOUNTING	0.00	799.95	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	1,600.85	20,216.30	15,500.00
MEETING EXPENSES	0.00	207.63	250.00
MISCELLANEOUS EXPENSES	0.00	97.00	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	12,650.00	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	0.00	0.00	300.00
10% REQUIRED RESERVE	0.00	375.00	4,680.00
TOTAL EXPENSES	3,022.07	40,473.59	46,480.00
NET ORDINARY INCOME	(3,045.14)	9,760.42	320.00
OTHER INCOME/EXPENSE			
INTEREST EARNED	0.00	4,885.08	150.00
TOTAL OTHER INCOME/EXPENSE	0.00	4,885.08	150.00
NET INCOME	(3,045.14)	14,645.50	470.00

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

NOV MONTH	JAN-NOV YEAR TO DATE	BUDGET 2024
--------------	-------------------------	----------------

MAINTENANCE EXPENSES

GROUNDS MAINTENANCE - CONTRACT	1,375.85	9,630.95	7,500.00
GROUNDS MAINTENANCE - REPAIRS	0.00	5,304.00	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	2,475.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	2,806.35	3,300.00
SUBTOTAL ANNUAL MAINTENANCE	1,600.85	20,216.30	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	9,440.42
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	66,236.96
TOTAL FUNDS	<u>155,677.38</u>