

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
OCTOBER 31, 2024**

	<u>OCTOBER</u>	<u>SEPTEMBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
ALPINE BANK - CHECKING	34,269.61	42,098.31
ALPINE BANK - HOA RESERVES	15,222.76	10,680.09
ALPINE BANK - CD	104,866.21	104,118.64
TOTAL CASH IN BANK	<u>154,358.58</u>	<u>156,897.04</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - 2024	7,972.56	4,575.20
HOA ASSESSMENTS & FEES -PRIOR YEARS	4,053.91	7,098.28
TOTAL ACCOUNTS RECEIVABLE	<u>12,026.47</u>	<u>11,673.48</u>
<b>OTHER ASSETS</b>		
UNDEPOSITED FUNDS	0.00	0.00
PREPAID EXPENSES (INSURANCE)	494.86	742.27
DEPOSITS	210.00	1,009.95
TOTAL OTHER ASSETS	<u>704.86</u>	<u>1,752.22</u>
<b>TOTAL ASSETS</b>	<b><u>167,089.91</u></b>	<b><u>170,322.74</u></b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	0.00	850.88
TOTAL CURRENT LIABILITIES	<u>0.00</u>	<u>850.88</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	127,934.68	127,530.71
NET INCOME	17,733.75	20,519.67
TOTAL EQUITY	<u>167,089.91</u>	<u>169,471.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>167,089.91</u></b>	<b><u>170,322.74</u></b>



**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
OCTOBER 31, 2024**

	OCTOBER MONTH	JAN-OCT YEAR TO DATE	BUDGET 2024
<b>INCOME</b>			
FINANCE CHARGES	125.98	2,056.00	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	698.94	0.00
LEGAL FEES	0.00	75.00	0.00
LIEN FEES	0.00		0.00
VIOLATION FEES	125.34	875.34	0.00
WRITE OFFS	(2.27)	(228.28)	0.00
<b>TOTAL INCOME</b>	<b>249.05</b>	<b>50,277.00</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
BANK FEES	0.00	0.00	200.00
C/CARD FEES	(53.90)	164.49	0.00
ELECTRICITY	25.12	216.32	250.00
INSURANCE (LIABILITY)	247.41	2,474.10	3,000.00
IRRIGATION (G/V SHARES - ELMWD)	992.00	2,533.82	2,400.00
LEGAL AND ACCOUNTING	799.95	799.95	1,500.00
MAINTENANCE EXPENSES - SEE BELOW	3,881.85	18,615.45	15,500.00
MEETING EXPENSES	0.00	207.63	250.00
MISCELLANEOUS EXPENSES	97.00	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	11,500.00	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
<b>TOTAL EXPENSES</b>	<b>7,139.43</b>	<b>37,428.33</b>	<b>46,480.00</b>
<b>NET ORDINARY INCOME</b>	<b>(6,890.38)</b>	<b>12,848.67</b>	<b>320.00</b>
<b>OTHER INCOME/EXPENSE</b>			
INTEREST EARNED	404.08	4,885.08	150.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>404.08</b>	<b>4,885.08</b>	<b>150.00</b>
<b>NET INCOME</b>	<b>(6,486.30)</b>	<b>17,733.75</b>	<b>470.00</b>



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PROFIT & LOSS YTD COMPARISON  
OCTOBER 31, 2024**

OCTOBER MONTH	JAN-OCT YEAR TO DATE	BUDGET 2024
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**MAINTENANCE EXPENSES**

GROUNDS MAINTENANCE - CONTRACT  
 GROUNDS MAINTENANCE - REPAIRS  
 IRRIGATION MAINTENANCE - CONTRACT  
 IRRIGATION MAINTENANCE - REPAIRS  
 SUBTOTAL ANNUAL MAINTENANCE

1,441.00	5,304.00	7,500.00
225.00	2,250.00	2,000.00
1,375.85	8,255.10	2,700.00
840.00	2,806.35	3,300.00
3,881.85	18,615.45	15,500.00

**SPECIAL PROJECTS**

DRY POND REHAB  
 FENCE REPAIR AND PAINT

END OF YEAR	RESERVE FUND	PROJECT TOTAL
0.00	0.00	0.00
16,594.90	40,000.00	64,594.90

**OPERATING & RESERVE FUNDS**

CURRENT YEAR OPERATIONS  
 FENCE RESERVE  
 IRRIGATION SYSTEM RESERVE  
 LANDSCAPE MODIFICATION RESERVE  
 HARD TIMES RESERVE  
 RESERVE FUNDS  
 TOTAL FUNDS

12,528.67  
 5,000.00  
 45,000.00  
 15,000.00  
 15,000.00  
 57,826.94  
150,355.61