

**COMSTOCK ESTATES HOA  
BALANCE SHEET  
OCTOBER, 2025**

	<u>OCTOBER</u>	<u>SEPTEMBER</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
ALPINE BANK - CHECKING	39,531.26	39,647.27
ALPINE BANK - C/D - RESERVES	109,152.99	109,152.99
ALPINE BANK - RESERVES	15,487.72	15,487.72
TOTAL CASH IN BANK	<u>164,171.97</u>	<u>164,287.98</u>
<b>ACCOUNTS RECEIVABLE</b>		
HOA ASSESSMENTS & FEES - PRIOR YEARS	8,373.56	8,373.56
HOA ASSESSMENTS & FEES - 2025	3,317.81	3,317.81
TOTAL ACCOUNTS RECEIVABLE	<u>11,756.74</u>	<u>11,691.37</u>
<b>OTHER CURRENT ASSETS</b>		
PREPAID EXPENSES (INSURANCE)	627.30	940.97
PREPAID EXPENSES - OTHER	0.00	917.33
UNDEPOSITED FUNDS	-530.67	-530.67
TOTAL OTHER CURRENT ASSETS	<u>96.63</u>	<u>1,327.63</u>
<b>OTHER ASSETS</b>		
DEPOSITS	0.00	90.00
TOTAL OTHER ASSETS	<u>0.00</u>	<u>90.00</u>
<b>TOTAL ASSETS</b>	<u>176,025.34</u>	<u>177,396.98</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
ACCOUNTS PAYABLE	1,547.00	0.00
TOTAL CURRENT LIABILITIES	<u>1,547.00</u>	<u>0.00</u>
<b>EQUITY</b>		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,153.16	140,178.16
NET INCOME	12,903.70	15,797.34
TOTAL EQUITY	<u>174,478.34</u>	<u>177,396.98</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>176,025.34</u>	<u>177,396.98</u>

**COMSTOCK ESTATES HOA  
PROFIT & LOSS YTD COMPARISON  
OCTOBER, 2025**

	OCTOBER MONTH	JAN-OCT YEAR TO DATE	BUDGET 2025
<b>INCOME</b>			
FINANCE CHARGES	217.77	1,279.98	0.00
HOA ASSESSMENTS	0.00	46,800.00	46,800.00
LATE FEES	0.00	1,875.00	0.00
LIEN FEES	0.00	120.00	0.00
OVERPAYMENT REFUNDS	0.00	-330.50	0.00
VIOLATIONS/FINES	0.00	25.00	0.00
WAIVERS	0.00	-264.79	0.00
<b>TOTAL INCOME</b>	<b>217.77</b>	<b>49,504.69</b>	<b>46,800.00</b>
<b>EXPENSES</b>			
C/CARD FEES	0.00	294.28	200.00
ELECTRICITY	36.23	222.06	250.00
INSURANCE (LIABILITY)	313.67	3,136.70	3,000.00
IRRIGATION (g/v SHARES-ELMWOOD	0.00	1,588.28	1,588.00
FENCE MAINTENANCE	0.00	0.00	0.00
GROUND MAINTENANCE - CONTRACT	917.23	7,337.84	7,500.00
GROUND MAINTENANCE - REPAIRS	0.00	1,860.20	2,000.00
IRRIGATION MAINTENANCE - CONTRACT	225.00	2,025.00	2,700.00
IRRIGATION MAINTENANCE - REPAIRS	0.00	5,000.22	3,300.00
<b>MAINTENANCE EXPENSES - SEE BELOW</b>	<b>1,142.23</b>	<b>16,223.26</b>	<b>15,500.00</b>
LEGAL FEES AND ACCOUNTING	0.00	0.00	1,500.00
MEETING EXPENSES	0.00	1,412.84	300.00
MISCELLANEOUS	0.00	0.00	100.00
OFFICE EXPENSE	0.00	0.00	0.00
POSTAGE AND COPIES	319.88	822.58	175.00
PROPERTY MANAGEMENT FEES	1,322.00	13,220.00	15,684.00
RESERVE STUDIES	0.00	2,050.00	2,000.00
SIGN	0.00	110.59	0.00
TAXES & LICENSES	0.00	353.80	250.00
WEB SITE	0.00	650.00	400.00
<b>TOTAL EXPENSES</b>	<b>3,134.01</b>	<b>40,309.39</b>	<b>41,063.00</b>
<b>NET ORDINARY INCOME</b>	<b>-2,916.24</b>	<b>9,195.30</b>	<b>5,737.00</b>
<b>OTHER INCOME</b>			
INTEREST EARNED	0.00	3,708.40	3,500.00
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>3,708.40</b>	<b>3,500.00</b>
<b>NET INCOME</b>	<b>-2,916.24</b>	<b>12,903.70</b>	<b>9,237.00</b>

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 PROFIT & LOSS YTD COMPARISON  
 OCTOBER, 2025**

**MAINTENANCE EXPENSES**

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

APRIL MONTH	JAN-APR YEAR TO DATE	BUDGET 2025
917.23	7,337.84	2,700.00
0.00	1,860.20	2,000.00
225.00	2,025.00	7,500.00
0.00	5,000.22	3,300.00
1,142.23	16,223.26	15,500.00

**SPECIAL PROJECTS**

DRY POND  
 FENCE REPAIR AND PAINT

END OF YEAR	RESERVE FUND	PROJECT TOTAL
0.00	0.00	0.00
1,654.90	40,000.00	64,594.90

**OPERATING & RESERVE FUNDS**

CURRENT OPERATIONS  
 FENCE RESERVE  
 IRRIGATION SYSTEM RESERVE  
 LANDSCAPE MODIFICATION RESERVE  
 RESERVE FUNDS  
 TOTAL FUNDS

753.61
5,000.00
45,000.00
15,000.00
98,418.36
<u>164,171.97</u>