

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

	<u>SEPTEMBER</u>	<u>AUGUST</u>
ASSETS		
CURRENT ASSETS		
ALPINE BANK - CHECKING	39,647.27	40,408.39
ALPINE BANK - C/D - RESERVES	109,152.99	108,685.34
ALPINE BANK - RESERVES	15,487.72	15,447.93
TOTAL CASH IN BANK	<u>164,287.98</u>	<u>164,541.66</u>
ACCOUNTS RECEIVABLE		
HOA ASSESSMENTS & FEES - PRIOR YEARS	8,373.56	8,373.56
HOA ASSESSMENTS & FEES - 2025	3,317.81	3,733.06
TOTAL ACCOUNTS RECEIVABLE	<u>11,691.37</u>	<u>12,106.62</u>
OTHER CURRENT ASSETS		
PREPAID EXPENSES (INSURANCE)	940.97	1,568.31
PREPAID EXPENSES - OTHER	917.33	1,142.23
UNDEPOSITED FUNDS	-530.67	739.80
TOTAL OTHER CURRENT ASSETS	<u>1,327.63</u>	<u>3,450.34</u>
OTHER ASSETS		
DEPOSITS	90.00	90.00
TOTAL OTHER ASSETS	<u>90.00</u>	<u>90.00</u>
TOTAL ASSETS	<u>177,396.98</u>	<u>180,188.62</u>
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	0.00	0.00
TOTAL CURRENT LIABILITIES	<u>0.00</u>	<u>0.00</u>
EQUITY		
OWNERS' EQUITY	21,421.48	21,421.48
RETAINED EARNINGS	140,178.16	140,178.16
NET INCOME	15,797.34	18,588.98
TOTAL EQUITY	<u>177,396.98</u>	<u>180,188.62</u>
TOTAL LIABILITIES & EQUITY	<u>177,396.98</u>	<u>180,188.62</u>

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

	SEPTEMBER MONTH	JAN-SEPT YEAR TO DATE	BUDGET 2025
INCOME			
FINANCE CHARGES	116.82	1,064.61	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	25.00	0.00	0.00
WAIVERS	-3.04	-264.79	0.00
TOTAL INCOME	138.78	49,264.32	46,800.00
EXPENSES			
C/CARD FEES	0.00	294.28	200.00
ELECTRICITY	34.51	185.83	250.00
INSURANCE (LIABILITY)	313.67	2,823.03	3,000.00
IRRIGATION (g/v SHARES-ELMWOOD	0.00	1,588.28	1,588.00
FENCE MAINTENANCE	0.00	0.00	0.00
GROUNDS MAINTENANCE - CONTRACT	917.23	6,420.61	7,500.00
GROUNDS 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
MAINTENANCE EXPENSES - SEE BELOW	1,142.23	15,306.03	15,500.00
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	0.00	502.70	175.00
PROPERTY MANAGEMENT FEES	1,322.00	11,898.00	15,800.00
RESERVE STUDIES	0.00	2,050.00	2,000.00
SIGN	0.00	110.59	0.00
TAXES & LICENSES	125.00	353.80	250.00
WEB SITE	0.00	650.00	400.00
TOTAL EXPENSES	2,937.41	37,175.38	56,563.00
NET ORDINARY INCOME	-2,798.63	12,088.94	56,563.00 3,737.00
OTHER INCOME			
INTEREST EARNED	497.44	3,708.40	3,500.00
TOTAL OTHER INCOME	497.44	3,708.40	3,500.00
NET INCOME	-2,301.19	15,797.34	7,237.00

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 SEPTEMBER, 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	6,420.61	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	15,306.03	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

19,387.62
5,000.00
45,000.00
15,000.00
79,900.36
<u>164,287.98</u>