

Income Statement

Cobble Creek HOA

Month = Dec 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	117.73	0.00	300,835.32	0.00
Lot Impact Fee Income	0.00	0.00	990.00	0.00
Violation Fines	49.71	0.00	1,501.01	0.00
Plus: Prepaid Fees	20,099.03	0.00	22,426.33	0.00
NET DUES INCOME	20,266.47	0.00	325,752.66	0.00
Miscellaneous Income	0.00	0.00	5.00	0.00
Interest on Bank Accounts	713.04	0.00	10,169.29	0.00
Late Fees Collected	0.66	0.00	224.89	0.00
Change in Value Income	0.00	0.00	35.40	0.00
TOTAL INCOME	20,980.17	0.00	336,187.24	0.00
EXPENSES				
DIRECT EXPENSES				
Capital Improvements	0.00	0.00	1,000.00	0.00
Special Projects	6,945.16	0.00	10,669.49	0.00
Common Area Maintenance	0.00	0.00	136,500.00	0.00
Repair & Maintenance	157.37	0.00	157.37	0.00
Bad Debt	0.00	0.00	9.31	0.00
Grounds Maintenance	0.00	0.00	1,335.54	0.00
Snow and Ice Removal	0.00	0.00	2,185.00	0.00
Lien/Filing & Processing Fees	0.00	0.00	329.00	0.00
Pest Control	0.00	0.00	3,000.00	0.00
Irrigation Pond Maintenance	0.00	0.00	3,495.00	0.00
Office Expense	0.00	0.00	233.47	0.00
Management	3,334.00	0.00	39,600.00	0.00
Insurance	0.00	0.00	5,518.00	0.00
Bank Charges	0.00	0.00	64.00	0.00
Postage / Mailing	1,373.25	0.00	5,974.00	0.00
Pet Waste Removal	0.00	0.00	2,444.30	0.00
Legal & Accounting	1,947.00	0.00	12,831.96	0.00
Income Tax	475.00	0.00	3,123.00	0.00
Taxes & Licenses	25.00	0.00	69.00	0.00
Meeting Expenses	0.00	0.00	480.06	0.00
Change in Value Expense	0.00	0.00	174.60	0.00
TOTAL DIRECT EXPENSES	14,256.78	0.00	229,193.10	0.00
TOTAL EXPENSES	14,256.78	0.00	229,193.10	0.00
NET INCOME	6,723.39	0.00	106,994.14	0.00