

Income Statement

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Cobble Creek HOA

Month = Aug 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	1,413.95	0.00	297,596.03	0.00
Construction Deposit	0.00	0.00	1,000.00	0.00
Lot Impact Fee Income	0.00	0.00	660.00	0.00
Violation Fines	100.00	0.00	850.00	0.00
Plus: Prepaid Fees	0.00	0.00	-518.40	0.00
NET DUES INCOME	100.00	0.00	331.60	0.00
Miscellaneous Income	0.00	0.00	5.00	0.00
Interest on Bank Accounts	1,226.55	0.00	6,903.94	0.00
Late Fee	27.25	0.00	166.74	0.00
Change in Value Income	3.00	0.00	34.80	0.00
TOTAL INCOME	2,770.75	0.00	306,698.11	0.00
EXPENSES				
DIRECT EXPENSES				
Capital Improvements	0.00	0.00	1,000.00	0.00
Special Projects	630.78	0.00	630.78	0.00
Common Area Maintenance	0.00	0.00	102,375.00	0.00
Bad Debt	9.31	0.00	9.31	0.00
Grounds Maintenance	1,000.00	0.00	1,277.85	0.00
Snow and Ice Removal	0.00	0.00	2,185.00	0.00
Lien/Filing & Processing Fees	0.00	0.00	43.00	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	26,264.00	0.00
Insurance	0.00	0.00	5,518.00	0.00
Bank Charges	50.00	0.00	64.00	0.00
Postage / Mailing	270.00	0.00	2,350.75	0.00
Pet Waste Removal	258.26	0.00	2,153.79	0.00
Legal & Accounting	1,500.00	0.00	9,684.96	0.00
Income Tax	0.00	0.00	2,173.00	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	7,052.35	0.00	160,112.57	0.00
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NET INCOME	-4,281.60	0.00	146,585.54	0.00