

Income Statement

Cobble Creek HOA

Month = Sep 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	762.62	0.00	298,358.65	0.00
Construction Deposit	0.00	0.00	1,000.00	0.00
Lot Impact Fee Income	330.00	0.00	990.00	0.00
Violation Fines	300.00	0.00	1,150.00	0.00
Plus: Prepaid Fees	0.00	0.00	-518.40	0.00
NET DUES INCOME	1,392.62	0.00	300,980.25	0.00
Miscellaneous Income	0.00	0.00	5.00	0.00
Interest on Bank Accounts	1,240.74	0.00	8,144.68	0.00
Late Fee	12.28	0.00	179.02	0.00
Change in Value Income	0.60	0.00	35.40	0.00
TOTAL INCOME	2,646.24	0.00	309,344.35	0.00
EXPENSES				
DIRECT EXPENSES				
Capital Improvements	0.00	0.00	1,000.00	0.00
Special Projects	3,093.55	0.00	3,724.33	0.00
Common Area Maintenance	0.00	0.00	102,375.00	0.00
Bad Debt	0.00	0.00	9.31	0.00
Grounds Maintenance	0.00	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
Pest Control	2,500.00	0.00	2,500.00	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	29,598.00	0.00
Insurance	0.00	0.00	5,518.00	0.00
Bank Charges	0.00	0.00	64.00	0.00
Postage / Mailing	153.75	0.00	2,504.50	0.00
Pet Waste Removal	0.00	0.00	2,153.79	0.00
Legal & Accounting	0.00	0.00	9,684.96	0.00
Income Tax	475.00	0.00	2,648.00	0.00
Taxes & Licenses	44.00	0.00	44.00	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	9,600.30	0.00	169,712.87	0.00
TOTAL EXPENSES	9,600.30	0.00	169,712.87	0.00
NET INCOME	-6,954.06	0.00	139,631.48	0.00