

Income Statement

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Cobble Creek HOA

Month = May 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	9,084.52	0.00	283,697.53	0.00
Lot Impact Fee Income	0.00	0.00	660.00	0.00
Violation Fines	50.00	0.00	100.00	0.00
Plus: Prepaid Fees	108.56	0.00	-518.37	0.00
NET DUES INCOME	158.56	0.00	-418.37	0.00
Miscellaneous Income	0.00	0.00	5.00	0.00
Interest on Bank Accounts	412.17	0.00	4,137.16	0.00
Late Fee	25.19	0.00	39.00	0.00
Change in Value Income	0.00	0.00	11.00	0.00
TOTAL INCOME	9,680.44	0.00	288,131.32	0.00
EXPENSES				
DIRECT EXPENSES				
Common Area Maintenance	0.00	0.00	68,250.00	0.00
Grounds Maintenance	67.85	0.00	277.85	0.00
Snow and Ice Removal	0.00	0.00	2,185.00	0.00
Irrigation Pond Maintenance	3,495.00	0.00	3,495.00	0.00
Office Expense	0.00	0.00	136.67	0.00
Management	3,334.00	0.00	16,262.00	0.00
Insurance	0.00	0.00	5,518.00	0.00
Bank Charges	0.00	0.00	14.00	0.00
Postage / Mailing	180.00	0.00	1,243.75	0.00
Pet Waste Removal	1,635.29	0.00	1,895.53	0.00
Legal & Accounting	495.00	0.00	6,584.96	0.00
Income Tax	279.00	0.00	1,698.00	0.00
Meeting Expenses	0.00	0.00	480.06	0.00
Change in Value Expense	12.20	0.00	174.60	0.00
TOTAL DIRECT EXPENSES	9,498.34	0.00	108,215.42	0.00
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NET INCOME	182.10	0.00	179,915.90	0.00